

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Central Shoreline / 2

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 578

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$106,300	\$133,300	\$239,600	\$255,900	93.6%	8.45%
2004 Value	\$112,300	\$141,800	\$254,100	\$255,900	99.3%	8.28%
Change	+\$6,000	+\$8,500	+\$14,500		+5.7%	-0.17%
% Change	+5.6%	+6.4%	+6.1%		+6.1%	-2.01%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.17% and -2.01% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$108,800	\$130,300	\$239,100
2004 Value	\$114,900	\$138,800	\$253,700
Percent Change	+5.6%	+6.5%	+6.1%

Number of one to three unit residences in the Population: 6596

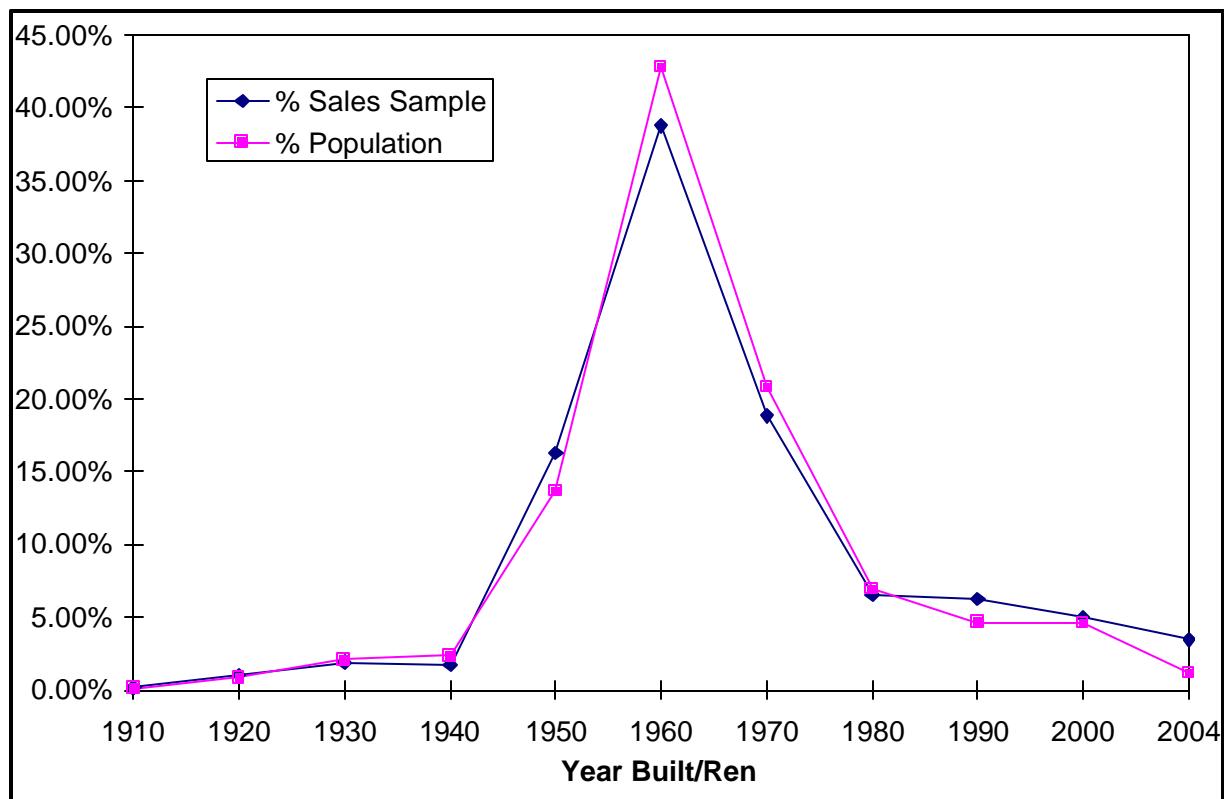
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, sub areas 1 and 4 were assessed at a higher assessment level than other properties. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.17%
1920	6	1.04%
1930	11	1.90%
1940	10	1.73%
1950	94	16.26%
1960	224	38.75%
1970	109	18.86%
1980	38	6.57%
1990	36	6.23%
2000	29	5.02%
2004	20	3.46%
	578	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.14%
1920	55	0.83%
1930	136	2.06%
1940	154	2.33%
1950	900	13.64%
1960	2825	42.83%
1970	1373	20.82%
1980	457	6.93%
1990	307	4.65%
2000	302	4.58%
2004	78	1.18%
	6596	

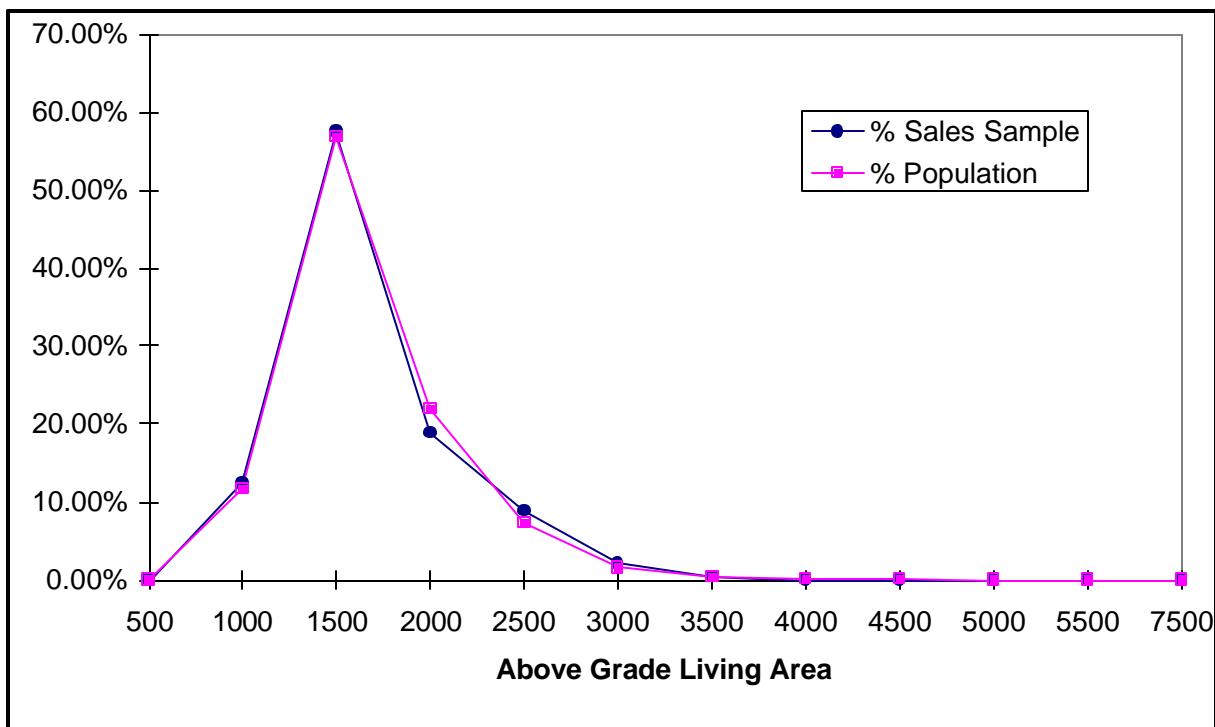


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built / Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	72	12.46%
1500	332	57.44%
2000	109	18.86%
2500	51	8.82%
3000	12	2.08%
3500	2	0.35%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	578	

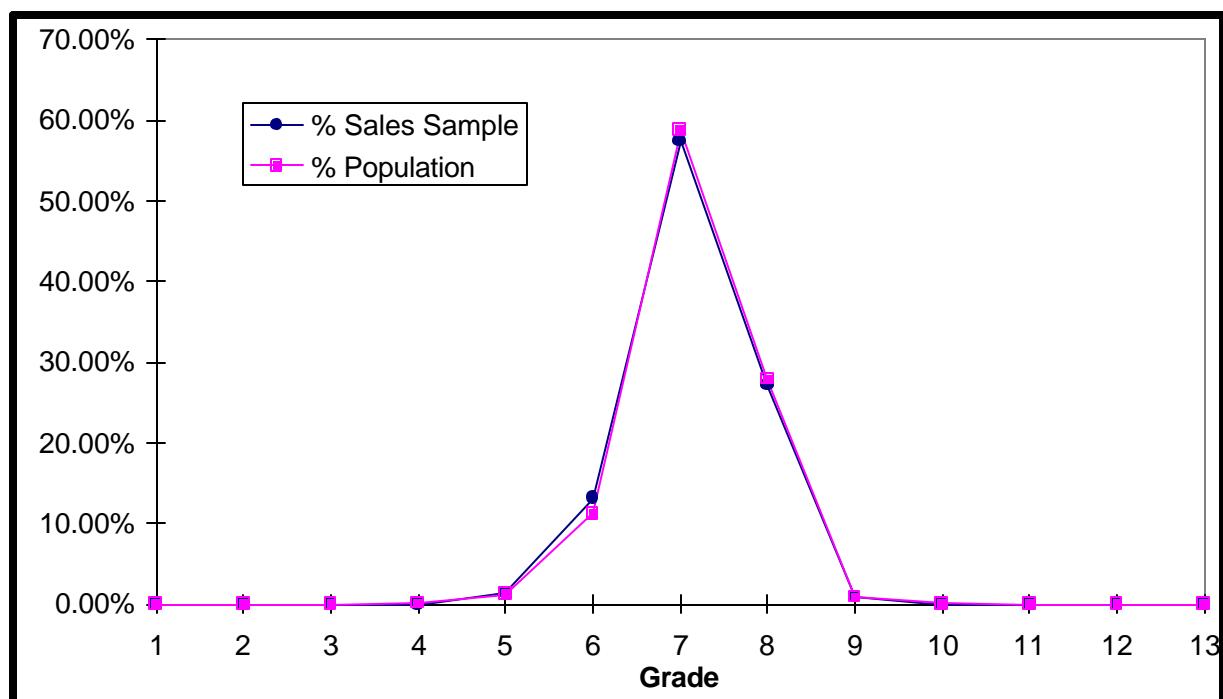
Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	769	11.66%
1500	3746	56.79%
2000	1447	21.94%
2500	485	7.35%
3000	106	1.61%
3500	28	0.42%
4000	7	0.11%
4500	4	0.06%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	6596	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

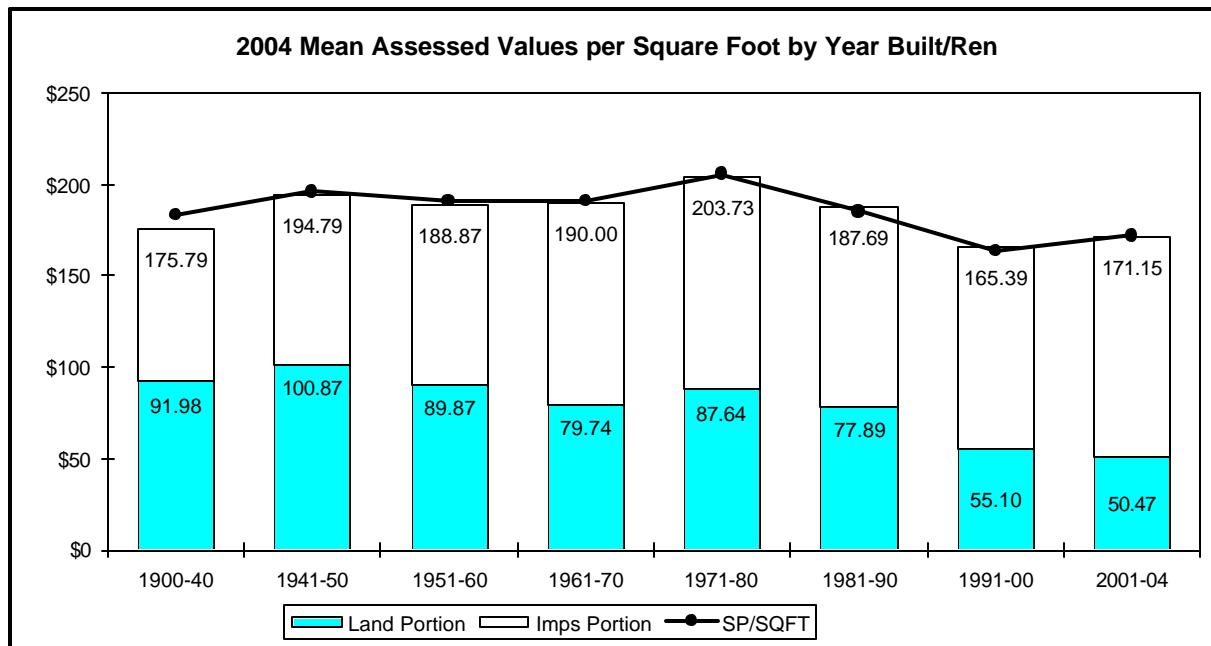
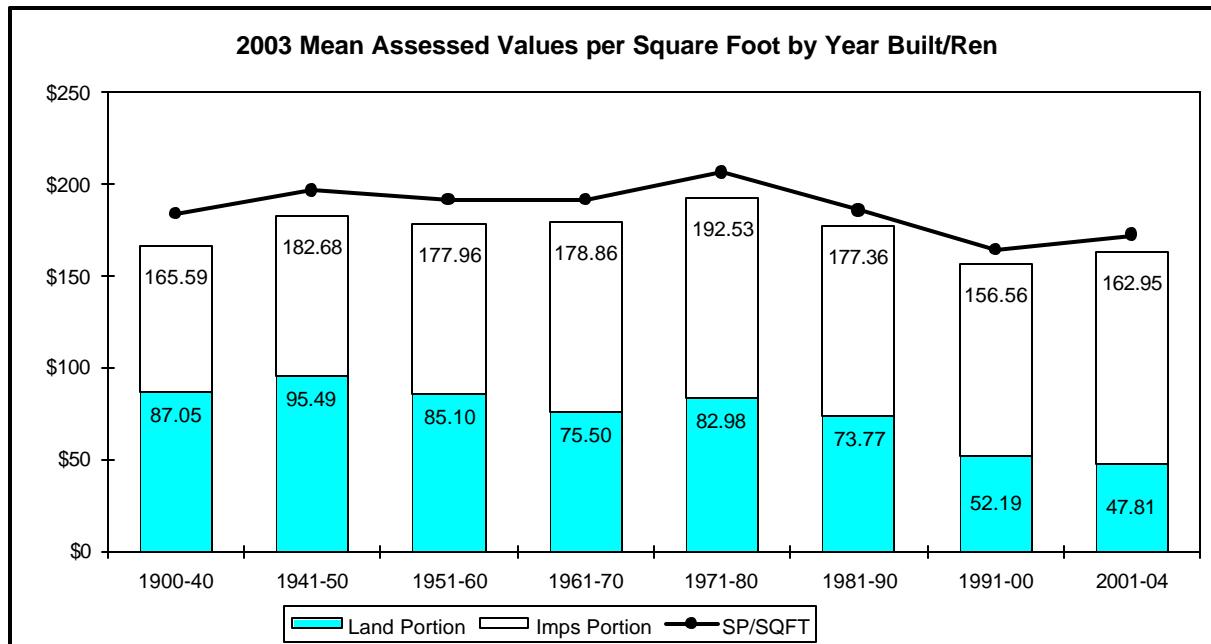
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	5	0.08%
5	8	1.38%	5	78	1.18%
6	76	13.15%	6	736	11.16%
7	332	57.44%	7	3876	58.76%
8	157	27.16%	8	1840	27.90%
9	5	0.87%	9	58	0.88%
10	0	0.00%	10	3	0.05%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
578			6596		



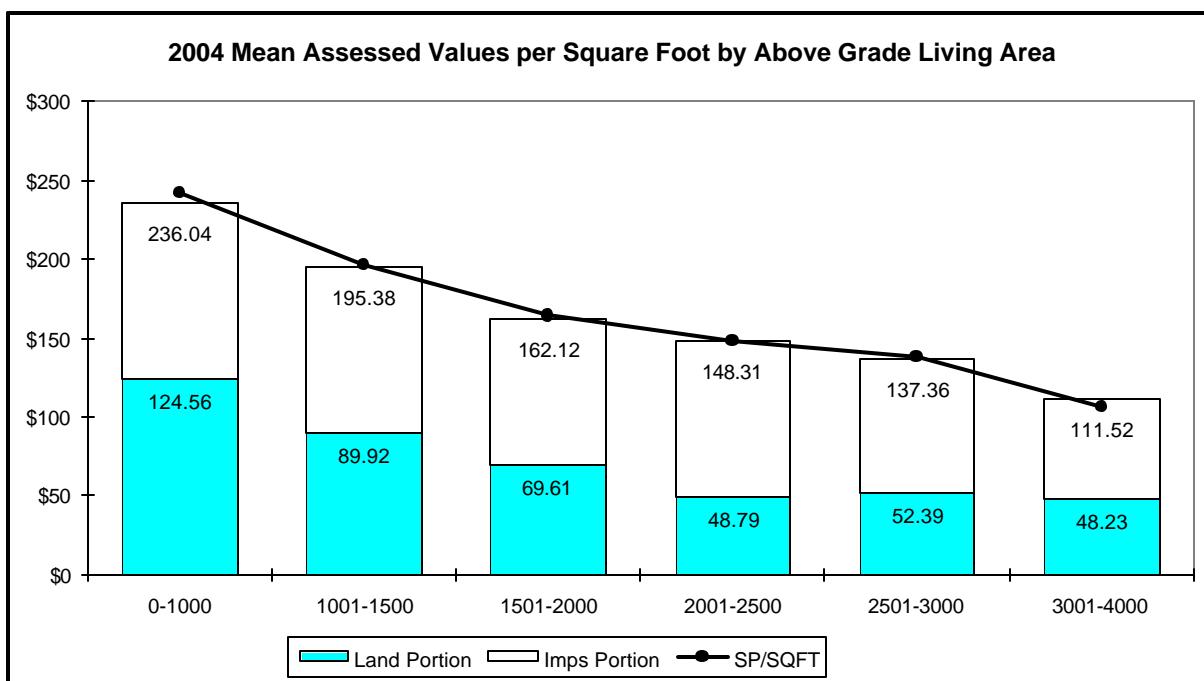
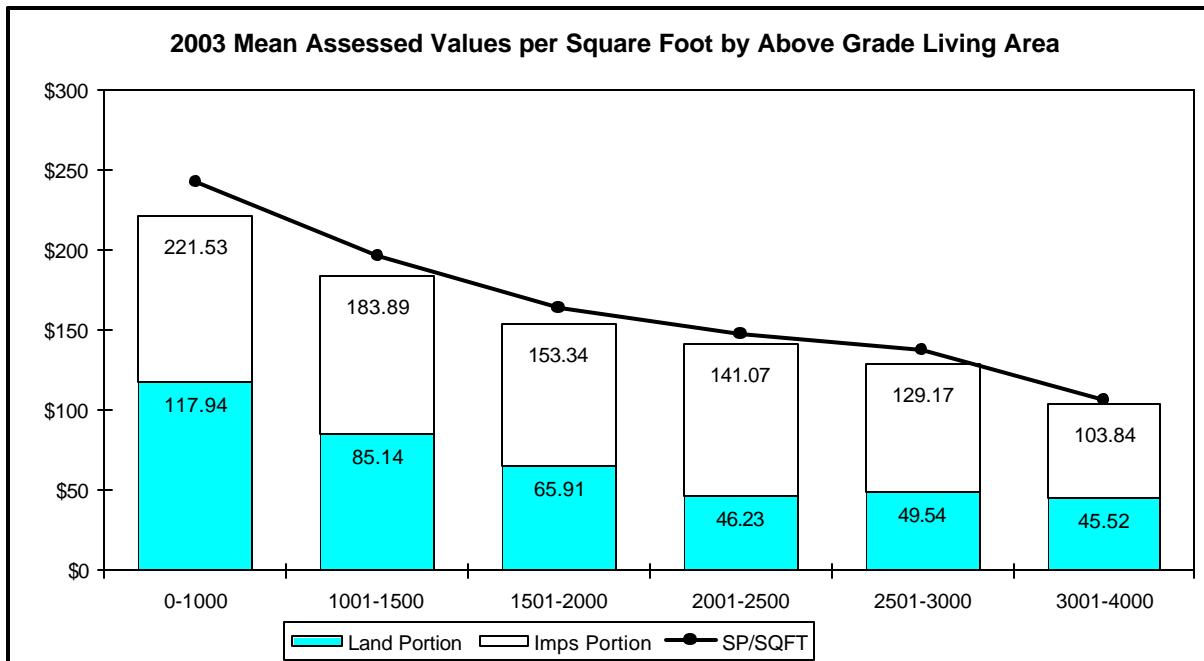
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



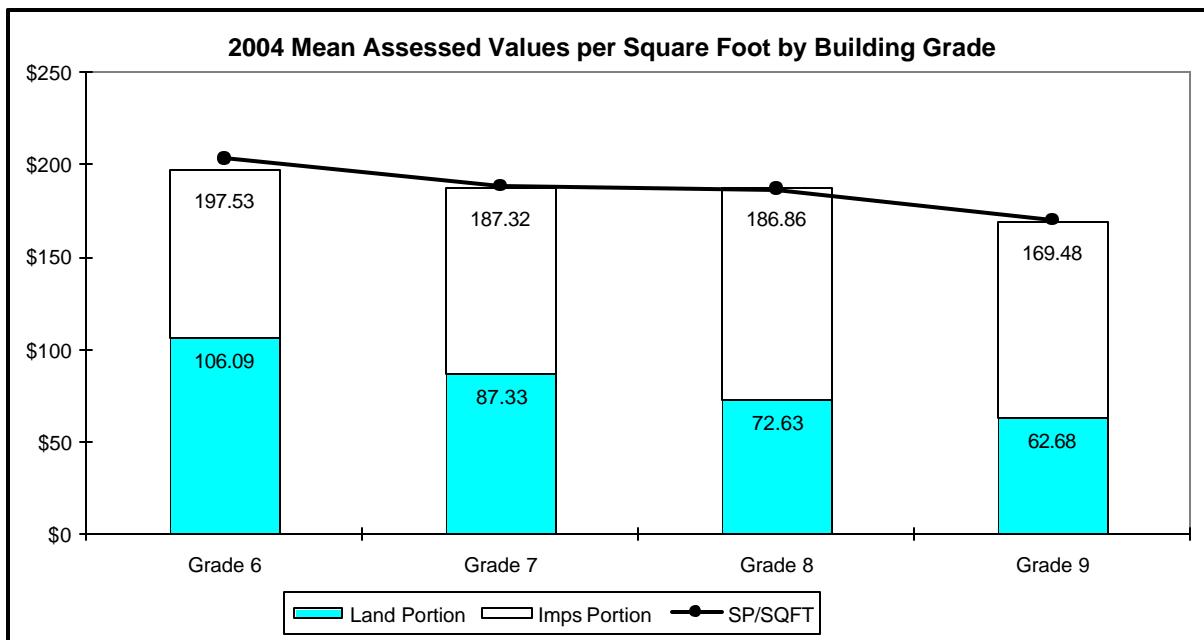
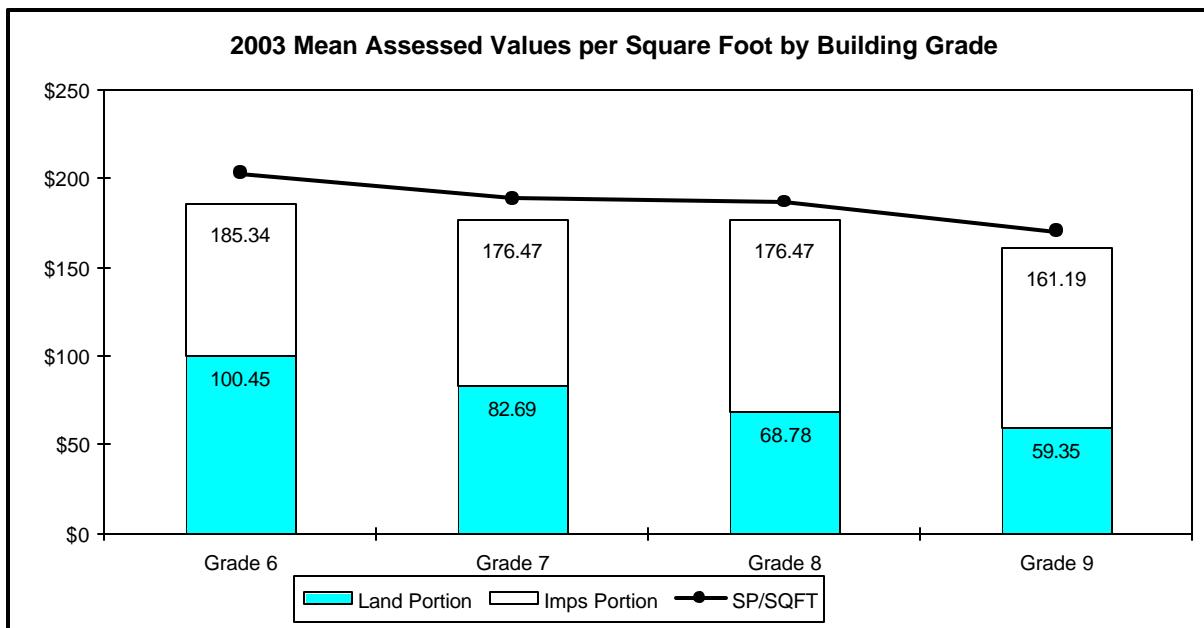
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the % change from the improved sales sample, a market adjustment for land values was derived. The formula is:

2004 Land Value = 2003 Land Value x 1.061 with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 578 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, sub areas 1 and 4 were assessed at a higher assessment level than other properties.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} / (0.9296455) + (0.03741498 \text{ if in sub area 1}) + (0.02722244 \text{ if in sub area 4})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the % change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.061)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.061).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)
 - *If lot size is <=5000 square feet, there is no change from previous total value. (Previous total value – (Previous land value * 1.061) = new building value.)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2004 Total Value} = \text{2004 Land Value} + \text{Previous Improvement Value} * 1.061, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 2 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.57%

Sub 1	Yes
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% Adjustment	-4.16%
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Sub4	Yes
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% Adjustment	-3.06%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house located in sub area 1 would *approximately* receive a 3.41% upward adjustment (7.57% - 4.16%).

4532 parcels or 68.7% of the population of 1 to 3 unit residences in the area are adjusted by the overall alone.

2064 parcels or 31.3% of the population of 1 to 3 unit residences in the area are adjusted by the overall and one other variable.

Area 2 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	8	0.880	0.939	6.8%	0.842	1.037
6	76	0.921	0.982	6.5%	0.959	1.004
7	332	0.935	0.992	6.1%	0.984	1.001
8	157	0.945	1.000	5.8%	0.988	1.012
9	5	0.948	0.995	5.0%	0.859	1.132
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1940	28	0.910	0.965	6.1%	0.931	1.000
1941-1950	94	0.936	0.997	6.6%	0.978	1.017
1951-1960	224	0.931	0.988	6.1%	0.977	0.998
1961-1970	109	0.940	0.998	6.2%	0.983	1.012
1971-1980	38	0.937	0.990	5.7%	0.966	1.014
1981-1990	36	0.952	1.008	5.9%	0.977	1.039
1991-2000	29	0.953	1.006	5.6%	0.975	1.036
>2000	20	0.947	0.994	4.9%	0.965	1.023
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	370	0.933	0.988	5.9%	0.979	0.996
Good	186	0.943	1.003	6.3%	0.991	1.016
Very Good	22	0.938	1.002	6.7%	0.971	1.032
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	445	0.936	0.992	6.0%	0.985	1.000
1.5	57	0.920	0.984	7.0%	0.960	1.007
2	76	0.949	1.001	5.5%	0.983	1.019
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1000	72	0.915	0.975	6.6%	0.954	0.996
1001-1500	332	0.938	0.996	6.2%	0.987	1.005
1501-2000	109	0.934	0.987	5.7%	0.973	1.001
2001-2500	51	0.953	1.002	5.1%	0.979	1.024
>=2501	14	0.940	1.001	6.5%	0.943	1.060

Area 2 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

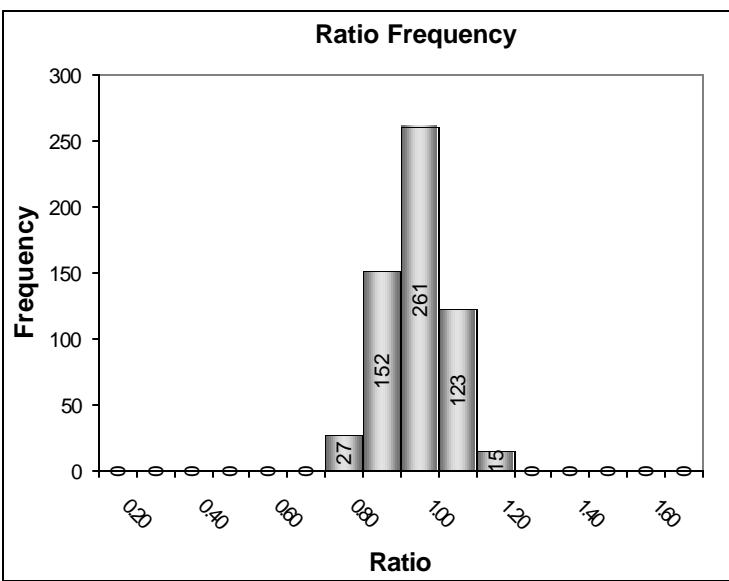
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	575	0.936	0.993	6.0%	0.986	1.000
Yes	3	0.926	0.995	7.5%	0.913	1.077
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	578	0.936	0.993	6.0%	0.986	1.000
Yes	0	0	0	0	0	0
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	128	0.960	0.991	3.2%	0.977	1.006
2	109	0.922	0.990	7.3%	0.972	1.008
4	56	0.952	0.993	4.3%	0.973	1.012
6	155	0.931	0.999	7.4%	0.985	1.013
8	130	0.922	0.990	7.3%	0.978	1.002
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
05001-08000	288	0.930	0.986	6.0%	0.976	0.995
08001-12000	248	0.943	1.001	6.1%	0.991	1.012
12001-16000	28	0.935	0.990	5.9%	0.953	1.026
>=16001	14	0.943	1.001	6.2%	0.941	1.061

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2003	Date of Report: 2/9/2004	Sales Dates: 1/2002 - 12/2003
Area Central Shoreline	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	578		
Mean Assessed Value	239,600		
Mean Sales Price	255,900		
Standard Deviation AV	46,474		
Standard Deviation SP	50,471		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.941		
Median Ratio	0.937		
Weighted Mean Ratio	0.936		
UNIFORMITY			
Lowest ratio	0.713		
Highest ratio:	1.146		
Coefficient of Dispersion	6.87%		
Standard Deviation	0.079		
Coefficient of Variation	8.45%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.928		
Upper limit	0.948		
95% Confidence: Mean			
Lower limit	0.934		
Upper limit	0.947		
SAMPLE SIZE EVALUATION			
N (population size)	6596		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.079		
Recommended minimum:	10		
Actual sample size:	578		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	296		
# ratios above mean:	282		
Z:	0.582		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



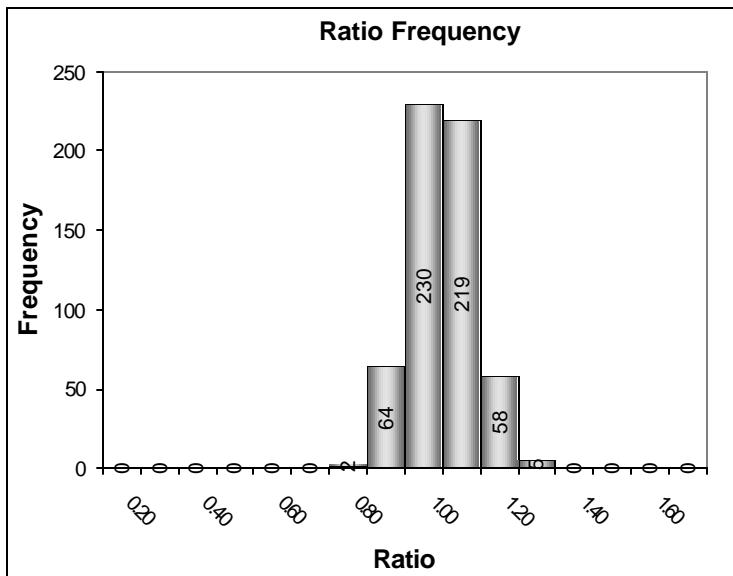
COMMENTS:

1 to 3 Unit Residences throughout area 2

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2004	Date of Report: 2/9/2004	Sales Dates: 1/2002 - 12/2003
Area Central Shoreline	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	578		
Mean Assessed Value	254,100		
Mean Sales Price	255,900		
Standard Deviation AV	48,315		
Standard Deviation SP	50,471		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.996		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.764		
Highest ratio:	1.232		
Coefficient of Dispersion	6.68%		
Standard Deviation	0.083		
Coefficient of Variation	8.28%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.009		
95% Confidence: Mean			
Lower limit	0.991		
Upper limit	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	6596		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.083		
Recommended minimum:	11		
Actual sample size:	578		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	293		
# ratios above mean:	285		
Z:	0.333		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 2

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	728710	0016	3/20/02	\$193,000	1640	0	5	1927	3	5330	N	N	18531 FREMONT AV N
001	222890	0265	8/21/03	\$168,000	600	0	6	1985	4	8210	N	N	514 N 195TH ST
001	264430	0091	4/25/02	\$211,950	820	0	6	1953	4	6000	N	N	528 N 200TH ST
001	222890	0254	6/26/02	\$184,950	840	0	6	1990	3	5280	N	N	536 N 195TH ST
001	530610	0060	3/25/02	\$204,000	920	0	6	1953	4	10336	N	N	908 N 200TH ST
001	264490	0070	8/21/03	\$210,500	1130	0	6	1947	3	9730	N	N	20333 DAYTON AV N
001	062604	9059	4/21/03	\$195,000	1320	0	6	1948	4	9973	N	N	20024 GREENWOOD AV N
001	530610	0215	10/23/03	\$251,000	1890	0	6	1948	3	10260	N	N	734 N 201ST ST
001	728710	0063	12/29/03	\$217,500	790	120	7	1948	3	7746	N	N	18845 FREMONT AV N
001	289010	0065	7/17/02	\$249,950	840	820	7	1954	3	10737	N	N	19544 1ST AV NW
001	750750	0008	5/6/03	\$189,950	840	0	7	1954	3	8220	N	N	19341 GREENWOOD AV N
001	264430	0080	7/29/03	\$258,000	860	860	7	1944	5	8550	N	N	20019 FREMONT AV N
001	728710	0060	6/10/03	\$221,500	980	0	7	1954	3	6000	N	N	18839 FREMONT AV N
001	222890	0170	12/23/03	\$209,000	990	0	7	1934	4	8683	N	N	19522 FREMONT AV N
001	289010	0045	6/20/02	\$203,000	1030	0	7	1954	3	6200	N	N	19509 1ST AV NW
001	925090	0006	8/10/02	\$240,000	1040	0	7	1948	4	7347	N	N	19919 DAYTON AV N
001	925090	0119	10/14/03	\$249,950	1040	400	7	1962	3	8576	N	N	739 N 199TH ST
001	925090	0008	3/28/03	\$250,000	1070	500	7	1987	3	7301	N	N	19844 GREENWOOD AV N
001	279750	0110	7/24/03	\$273,500	1100	950	7	1955	3	7227	N	N	103 N 193RD ST
001	925090	0104	1/9/03	\$250,000	1100	1010	7	1962	3	8500	N	N	741 N 200TH ST
001	116310	0030	2/12/02	\$268,000	1140	1050	7	1955	3	9000	N	N	119 NW 189TH ST
001	222890	0060	1/14/02	\$212,500	1140	0	7	1927	3	8160	N	N	924 N 195TH ST
001	925090	0067	6/10/02	\$186,500	1150	0	7	1946	3	12212	N	N	19920 DAYTON AV N
001	289010	0025	3/26/03	\$220,000	1160	0	7	1954	3	6200	N	N	19533 1ST AV NW
001	264430	0040	3/3/03	\$195,000	1210	0	7	1954	3	6084	N	N	20215 FREMONT AV N
001	289010	0030	4/30/02	\$224,950	1220	0	7	1954	3	6200	N	N	19527 1ST AV NW
001	222890	0198	12/9/02	\$239,000	1220	590	7	1959	3	7245	N	N	19556 FREMONT AV N
001	750750	0021	1/18/02	\$189,000	1220	0	7	1955	3	7500	N	N	19321 GREENWOOD AV N
001	925090	0032	9/8/03	\$309,950	1240	670	7	1957	3	8832	N	N	19812 DAYTON AV N
001	264430	0090	6/20/02	\$279,950	1240	0	7	1945	4	7134	N	N	20003 FREMONT AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	728390	0081	9/16/02	\$192,500	1240	0	7	1925	3	7030	N	N	705 N 190TH ST
001	052050	0145	4/15/03	\$255,000	1250	0	7	1956	4	8060	N	N	315 NW 202ND ST
001	052070	0010	5/13/02	\$260,000	1250	630	7	1959	3	9450	N	N	230 NW 201ST ST
001	925090	0007	10/29/02	\$230,000	1260	0	7	1965	3	10685	N	N	19911 DAYTON AV N
001	222890	0083	10/21/03	\$284,950	1280	860	7	1976	3	8867	N	N	912 N 196TH CT
001	222890	0230	6/25/02	\$210,000	1280	0	7	1970	3	7020	N	N	19526 EVANSTON AV N
001	799230	0020	10/24/03	\$282,651	1290	340	7	1954	3	10001	N	N	19531 2ND AV NW
001	500950	0190	8/27/03	\$312,950	1300	620	7	1964	3	7576	N	N	222 N 196TH PL
001	728390	0030	8/19/03	\$223,000	1300	0	7	1959	3	6300	N	N	18536 FREMONT AV N
001	311310	0005	3/24/03	\$220,000	1300	0	7	1955	3	10857	N	N	102 NW 198TH ST
001	052050	0120	12/5/02	\$237,500	1310	0	7	1955	3	7700	N	N	353 NW 202ND ST
001	728390	0181	4/24/03	\$205,000	1320	0	7	1952	3	7117	N	N	19321 LINDEN AV N
001	859890	0152	11/24/02	\$255,000	1320	960	7	1980	3	6720	N	N	205 NW 203RD ST
001	052070	0060	7/10/02	\$302,000	1350	290	7	1960	4	9372	N	N	118 N 201ST ST
001	289010	0040	10/8/02	\$229,950	1370	0	7	1954	3	6200	N	N	19515 1ST AV NW
001	925090	0090	11/23/03	\$235,000	1370	200	7	1966	3	7200	N	N	731 N 200TH ST
001	062604	9153	9/23/02	\$255,000	1390	600	7	1972	3	7225	N	N	20016 GREENWOOD AV N
001	264550	0075	8/21/03	\$212,000	1390	0	7	1947	3	7800	N	N	20107 DAYTON AV N
001	264550	0088	1/22/02	\$200,000	1390	0	7	1945	3	11920	N	N	412 N 200TH ST
001	264430	0021	8/12/03	\$270,000	1400	400	7	1960	4	7680	N	N	631 N 203RD LN
001	012603	9669	7/3/03	\$312,300	1410	990	7	2000	3	6793	N	N	18844 1ST AV NW
001	279750	0045	7/21/03	\$209,950	1410	0	7	1955	3	8064	N	N	19309 1ST AV NW
001	816510	0065	7/31/03	\$289,950	1430	500	7	1963	3	8308	N	N	325 NW 205TH ST
001	311290	0120	1/11/03	\$270,000	1440	0	7	1955	3	9100	N	N	221 NW 198TH ST
001	222890	0121	4/11/02	\$280,000	1440	0	7	1959	4	7200	N	N	19703 LINDEN AV N
001	264550	0087	8/14/03	\$280,000	1450	0	7	1957	3	6282	N	N	420 N 200TH ST
001	289010	0015	5/4/02	\$204,000	1450	0	7	1954	3	6200	N	N	19545 1ST AV NW
001	799230	0080	11/19/02	\$254,900	1460	0	7	1954	3	10001	N	N	19552 2ND AV NW
001	062604	9056	2/26/02	\$239,000	1470	0	7	1959	3	17229	N	N	20120 GREENWOOD AV N
001	264490	0024	1/13/03	\$250,000	1480	0	7	1962	4	7314	N	N	610 N 204TH ST
001	264430	0045	3/27/03	\$220,000	1490	0	7	1954	3	8182	N	N	20209 FREMONT AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	052070	0190	5/14/02	\$255,000	1530	0	7	1961	3	10366	N	N	203 NW 201ST ST
001	264490	0106	12/3/02	\$330,000	1540	940	7	1979	4	15903	N	N	20218 GREENWOOD AV N
001	311290	0150	8/24/02	\$260,000	1560	0	7	1955	3	9000	N	N	243 NW 198TH ST
001	052050	0055	8/21/02	\$261,500	1560	0	7	1957	3	7597	N	N	327 NW 203RD ST
001	012603	9223	6/17/03	\$261,000	1560	350	7	1923	4	11700	N	N	20045 3RD AV NW
001	012603	9354	9/9/02	\$254,950	1570	0	7	1957	3	7200	N	N	20311 5TH AV NW
001	289010	0005	4/8/02	\$259,995	1600	0	7	1954	4	6390	N	N	19557 1ST AV NW
001	925090	0040	5/17/02	\$258,500	1690	0	7	1975	3	7202	N	N	632 N 198TH PL
001	012603	9109	12/23/02	\$278,000	1760	0	7	1992	3	5958	N	N	19129 3RD AV NW
001	728390	0052	2/20/02	\$299,950	1880	490	7	1950	3	11200	N	N	18826 FREMONT AV N
001	052050	0100	11/27/02	\$240,000	1970	0	7	1955	4	7597	N	N	342 NW 202ND ST
001	264430	0051	5/28/03	\$378,000	2100	0	7	2003	3	7990	N	N	627 N 202ND PL
001	728390	0025	5/21/02	\$349,950	2200	0	7	2002	3	7200	N	N	18528 FREMONT AV N
001	728390	0021	6/11/02	\$349,950	2240	0	7	2002	3	7300	N	N	18526 FREMONT AV N
001	728390	0023	5/30/02	\$349,950	2240	0	7	2002	3	8300	N	N	18524 FREMONT AV N
001	728710	0024	10/22/02	\$310,000	2260	0	7	2000	3	8382	N	N	641 N 185TH CT
001	012603	9387	10/23/03	\$260,000	1150	710	8	1959	3	5752	N	N	302 NW 203RD ST
001	255840	0010	5/6/03	\$310,000	1250	760	8	1979	3	8291	N	N	19224 FIRLANDS WY N
001	166100	0070	1/15/02	\$265,000	1260	550	8	1972	3	9200	N	N	19901 2ND AV NW
001	012603	9514	10/8/02	\$276,000	1320	890	8	1966	3	7475	N	N	306 NW 200TH ST
001	816510	0010	7/2/02	\$300,000	1340	1000	8	1959	3	10050	N	N	549 NW 205TH ST
001	500950	0170	12/5/03	\$325,000	1400	500	8	1964	4	7200	N	N	215 N 196TH PL
001	925090	0120	11/21/02	\$225,000	1450	0	8	1951	3	8129	N	N	19828 FREMONT AV N
001	012603	9267	12/18/03	\$285,000	1460	1460	8	1953	3	13500	N	N	114 N 200TH ST
001	330090	0030	8/15/02	\$315,000	1480	700	8	1977	4	8626	N	N	19616 4TH AV NW
001	021770	0400	1/15/02	\$250,000	1510	0	8	1959	3	9840	N	N	770 N 203RD ST
001	572150	0015	2/10/03	\$248,760	1510	0	8	1963	3	7320	N	N	350 NW 189TH ST
001	012603	9597	5/17/02	\$318,000	1520	840	8	1989	3	8720	N	N	20007 5TH AV NW
001	330320	0030	7/8/02	\$327,000	1540	930	8	1968	3	7208	N	N	343 NW 201ST PL
001	728410	0190	7/3/03	\$310,000	1550	820	8	1970	3	7544	N	N	511 NW 196TH PL
001	012603	9373	10/18/02	\$260,000	1570	0	8	1958	4	9672	N	N	525 NW 203RD ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	222890	0063	9/10/02	\$310,000	1570	1010	8	1990	3	9758	N	N	19519 WHITMAN AV N
001	330090	0110	7/17/02	\$325,000	1590	960	8	1977	3	7960	N	N	428 NW 196TH PL
001	572150	0020	5/13/03	\$250,400	1600	0	8	1961	3	7320	N	N	342 NW 189TH ST
001	021770	0210	5/19/03	\$254,950	1610	0	8	1959	3	9600	N	N	769 N 203RD ST
001	025800	0030	3/26/03	\$325,000	1610	1230	8	1961	4	9360	N	N	510 NW 200TH ST
001	012603	9428	6/24/03	\$323,000	1630	1630	8	1961	4	9669	N	N	20144 8TH AV NW
001	728390	0133	12/18/03	\$340,000	1640	510	8	1969	3	15625	N	N	720 N 193RD PL
001	729270	0015	7/26/02	\$282,500	1660	0	8	1959	3	7186	N	N	234 NW 196TH PL
001	330090	0040	4/24/02	\$307,500	1720	900	8	1977	3	8365	N	N	19620 4TH AV NW
001	728710	0095	7/21/03	\$391,000	1750	540	8	1989	3	12640	N	N	429 N 190TH ST
001	728390	0183	9/4/03	\$327,000	1790	0	8	1999	3	5952	N	N	812 N 193RD CT
001	728390	0187	8/7/02	\$308,900	1810	0	8	1999	3	6219	N	N	815 N 193RD CT
001	012603	9582	2/19/02	\$270,000	1820	0	8	1975	3	7120	N	N	332 NW 200TH ST
001	737590	0010	3/19/02	\$285,000	1870	0	8	1959	4	7494	N	N	650 NW 195TH ST
001	264550	0072	4/24/03	\$310,000	1890	0	8	1984	3	7969	N	N	20111 DAYTON AV N
001	737590	0008	4/8/02	\$334,950	2080	0	8	2001	3	5040	N	N	636 NW 195TH ST
001	737590	0007	1/25/02	\$332,000	2080	0	8	2001	3	5726	N	N	644 NW 195TH ST
001	728390	0203	8/8/03	\$324,950	2090	0	8	1998	3	5047	N	N	19207 FIRLANDS WY N
001	338060	0060	10/1/03	\$425,000	2120	0	8	2003	3	5625	N	N	19216 6TH PL NW
001	264490	0030	6/26/03	\$320,000	2130	0	8	1996	3	6032	N	N	612 N 203RD CT
001	338060	0070	10/9/03	\$430,000	2140	0	8	2003	3	5610	N	N	19212 6TH PL NW
001	728710	0050	6/12/02	\$260,000	2140	0	8	1983	3	8224	N	N	511 N 188TH ST
001	222790	0046	4/16/03	\$270,000	2180	0	8	1970	3	5500	N	N	19922 LINDEN AV N
001	012603	9009	2/10/03	\$365,000	2240	0	8	1971	3	13020	N	N	19828 PALATINE AV N
001	012603	9655	10/8/03	\$349,950	2250	0	8	1997	3	6210	N	N	510 NW 203RD ST
001	012603	9663	4/15/03	\$310,000	2320	0	8	1998	3	5128	N	N	19836 PALATINE AV N
001	728390	0225	10/8/02	\$354,000	2340	0	8	1994	3	7600	N	N	724 N 190TH ST
001	925090	0133	8/12/02	\$315,000	2420	0	8	1999	3	8653	N	N	722 N 198TH ST
001	330300	0120	4/25/03	\$315,000	2460	0	8	1965	3	7372	N	N	305 NW 198TH ST
001	012603	9165	10/7/03	\$377,000	2480	0	8	1994	3	7203	N	N	20030 8TH AV NW
001	012603	9411	6/21/02	\$327,000	2490	0	8	1967	3	11745	N	N	332 NW 195TH ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	728390	0549	6/25/02	\$325,000	2740	0	8	1989	3	10252	N	N	19316 FIRLANDS WY N
001	338060	0030	10/31/03	\$400,000	2780	0	8	1935	4	8636	N	N	19210 7TH PL NW
001	620280	0020	10/1/03	\$364,000	2260	0	9	1969	3	8856	N	N	19819 5TH AV NW
001	768140	0030	2/27/03	\$370,000	2290	0	9	1989	3	7698	N	N	312 NW 193RD CT
001	012603	9292	7/3/03	\$372,500	2530	0	9	1952	3	22500	N	N	19014 8TH AV NW
002	397170	2252	12/5/03	\$179,950	620	0	5	1948	3	7800	N	N	18916 5TH AV NE
002	397170	2351	3/28/03	\$150,000	1010	0	5	1928	4	6900	N	N	511 NE 189TH ST
002	222530	0040	5/15/02	\$275,000	1300	0	5	1942	5	20500	N	N	19026 MERIDIAN AV N
002	613530	0006	7/11/03	\$191,800	700	0	6	1953	3	9936	N	N	19522 5TH AV NE
002	397170	0790	6/23/03	\$188,000	810	0	6	1947	5	7160	N	N	837 NE 200TH ST
002	052604	9051	9/9/02	\$225,000	840	840	6	1954	4	7739	N	N	18560 5TH AV NE
002	397170	0826	11/14/02	\$187,900	840	0	6	1950	4	14292	N	N	736 NE 198TH ST
002	012710	0025	9/22/03	\$254,000	900	0	6	1949	3	6500	N	N	1626 N 200TH ST
002	012710	0040	7/31/03	\$205,000	900	0	6	1949	3	8887	N	N	1604 N 200TH ST
002	107410	0045	6/20/03	\$242,750	1080	0	6	1953	4	8320	N	N	19243 MERIDIAN AV N
002	397170	0835	8/27/02	\$204,200	1130	0	6	1950	4	14220	N	N	722 NE 198TH ST
002	107210	0135	9/17/03	\$242,330	820	600	7	1954	3	8640	N	N	19259 BURKE AV N
002	618770	0235	7/3/02	\$219,950	900	0	7	1951	4	6515	N	N	20156 7TH AV NE
002	618770	0385	11/20/02	\$192,950	940	0	7	1950	3	8314	N	N	603 NE 204TH ST
002	760970	0085	12/11/02	\$221,671	960	0	7	1958	4	8778	N	N	111 NE 193RD ST
002	937330	0115	2/12/03	\$189,898	960	0	7	1955	3	5897	N	N	19340 5TH AV NE
002	574560	0045	8/13/03	\$215,000	960	0	7	1953	4	13070	N	N	18823 ASHWORTH AV N
002	222530	0128	11/14/02	\$201,500	970	310	7	1949	3	9000	N	N	2128 N 185TH ST
002	760970	0020	7/8/03	\$226,750	1000	0	7	1958	3	8778	N	N	122 NE 193RD ST
002	062604	9062	4/15/03	\$222,000	1030	0	7	1955	3	7200	N	N	18510 WALLINGFORD AV N
002	222530	0507	6/16/03	\$222,000	1030	450	7	1998	3	5214	N	N	18901 5TH AV NE
002	050710	0005	12/20/02	\$223,000	1060	1060	7	1954	3	6865	N	N	1810 N 204TH PL
002	223050	0075	4/1/03	\$230,000	1070	0	7	1954	3	7000	N	N	19003 MERIDIAN AV N
002	107510	0115	9/12/02	\$225,000	1070	0	7	1954	3	8887	N	N	19512 WALLINGFORD AV N
002	222990	0070	8/15/03	\$260,000	1090	0	7	1952	3	9100	N	N	1626 N 190TH ST
002	873010	0070	11/19/03	\$222,000	1100	0	7	1955	3	8712	N	N	329 NE 192ND ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	937330	0082	9/26/02	\$230,000	1120	1010	7	1963	4	9375	N	N	19045 7TH AV NE
002	323535	0020	3/8/03	\$264,950	1130	300	7	1975	3	10931	N	N	18530 MERIDIAN AV N
002	222990	0125	9/2/03	\$273,000	1150	0	7	1953	3	8691	N	N	1617 N 190TH ST
002	280710	0200	10/22/02	\$222,520	1150	0	7	1955	3	9176	N	N	18570 ASHWORTH AV N
002	107210	0050	8/5/02	\$190,000	1150	0	7	1952	3	8640	N	N	19242 BURKE AV N
002	613530	0030	6/26/02	\$200,000	1150	0	7	1950	4	8280	N	N	19515 7TH AV NE
002	107610	0020	7/23/03	\$218,450	1160	0	7	1953	3	8107	N	N	2123 N 194TH ST
002	397170	0330	7/29/03	\$214,000	1160	620	7	1950	3	12120	N	N	627 NE 201ST ST
002	398530	0326	10/8/03	\$204,950	1170	0	7	1952	3	6600	N	N	702 NE 195TH ST
002	222530	0585	4/29/03	\$234,950	1170	580	7	1979	3	9100	N	N	19317 5TH AV NE
002	222530	0209	5/6/03	\$275,000	1200	720	7	1994	3	5962	N	N	2331 N 190TH ST
002	062604	9127	8/6/03	\$269,950	1220	480	7	1957	3	10200	N	N	20027 BURKE AV N
002	223210	0040	1/3/03	\$249,950	1220	290	7	1955	3	8699	N	N	1618 N 199TH ST
002	856340	0060	9/6/03	\$305,000	1240	830	7	1957	3	12100	N	N	18914 WALLINGFORD AV N
002	012710	0035	10/9/02	\$199,950	1240	280	7	1949	3	6500	N	N	1612 N 200TH ST
002	397170	0960	5/19/03	\$225,000	1250	0	7	1953	4	7500	N	N	19536 7TH AV NE
002	222530	0447	10/9/02	\$207,000	1260	0	7	1950	4	7696	N	N	316 NE 185TH ST
002	219630	0005	10/20/03	\$230,000	1270	620	7	1958	3	9443	N	N	302 NE 193RD ST
002	397170	0740	4/17/03	\$285,000	1290	620	7	1987	3	9224	N	N	615 NE 200TH ST
002	107510	0070	5/28/03	\$220,000	1290	0	7	1955	3	8292	N	N	1810 N 192ND ST
002	618770	0195	3/12/03	\$225,000	1300	0	7	1951	3	7840	N	N	20108 7TH AV NE
002	776100	0070	9/17/03	\$279,000	1300	1110	7	1965	4	7194	N	N	2104 N 188TH ST
002	566610	0080	3/18/02	\$213,000	1330	0	7	1954	3	7906	N	N	141 NE 194TH ST
002	566610	0050	10/9/02	\$230,000	1340	0	7	1954	4	7973	N	N	103 NE 194TH ST
002	618770	0035	4/22/02	\$207,000	1360	0	7	1952	3	8025	N	N	710 NE 204TH ST
002	324700	0010	9/22/03	\$220,000	1370	0	7	1960	3	7540	N	N	1859 N 200TH ST
002	280710	0045	7/30/02	\$259,950	1370	250	7	1949	4	12065	N	N	1720 N 185TH ST
002	107410	0085	4/15/03	\$250,000	1380	0	7	1953	3	8125	N	N	19537 MERIDIAN AV N
002	873010	0025	10/28/02	\$230,000	1390	0	7	1955	4	8712	N	N	328 NE 192ND ST
002	873010	0040	7/1/03	\$199,950	1390	0	7	1955	3	7085	N	N	19210 3RD AV NE
002	107910	0085	3/12/02	\$200,000	1410	0	7	1954	3	9045	N	N	2151 N 192ND ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	618770	0110	10/10/03	\$212,500	1420	0	7	1954	4	8680	N	N	20212 8TH AV NE
002	776990	0005	8/26/03	\$224,950	1430	0	7	1959	3	8066	N	N	2352 N 188TH ST
002	223190	0080	5/16/02	\$223,500	1430	0	7	1963	3	8082	N	N	18904 CORLISS AV N
002	222990	0115	7/3/03	\$245,000	1450	0	7	1953	3	9425	N	N	1627 N 190TH ST
002	242690	0140	7/7/03	\$260,000	1470	0	7	1956	3	8627	N	N	20243 DENSMORE AV N
002	397170	0728	6/17/02	\$293,700	1470	560	7	1987	3	7220	N	N	19834 6TH AV NE
002	222530	0210	5/5/03	\$331,500	1470	760	7	1999	3	5917	N	N	2335 N 190TH ST
002	242690	0125	1/29/03	\$250,000	1470	0	7	1956	4	7579	N	N	1622 N 202ND PL
002	280710	0105	4/10/02	\$244,000	1480	0	7	1955	4	8060	N	N	18571 DENSMORE AV N
002	241990	0055	12/9/03	\$236,000	1490	0	7	1955	3	9126	N	N	1817 N 199TH ST
002	107310	0070	11/8/02	\$309,000	1510	1500	7	1953	5	8433	N	N	19539 BURKE AV N
002	107610	0040	7/11/02	\$225,590	1510	0	7	1953	4	8040	N	N	2149 N 194TH ST
002	107310	0050	8/26/03	\$277,500	1520	0	7	1953	3	7695	N	N	19548 BURKE AV N
002	222350	0042	4/16/03	\$268,000	1520	0	7	1959	4	11909	N	N	19831 WALLINGFORD AV N
002	107310	0050	12/12/02	\$190,000	1520	0	7	1953	3	7695	N	N	19548 BURKE AV N
002	242690	0095	9/24/03	\$257,500	1540	0	7	1956	3	8490	N	N	1615 N 202ND PL
002	223180	0170	6/23/03	\$287,500	1540	920	7	1962	3	8040	N	N	2321 N 192ND ST
002	222990	0040	7/1/02	\$224,950	1540	0	7	1953	3	7415	N	N	19022 ASHWORTH AV N
002	107310	0080	11/14/02	\$203,000	1540	0	7	1955	4	8433	N	N	19527 BURKE AV N
002	107510	0050	12/5/02	\$259,950	1570	0	7	1953	4	9136	N	N	19234 WALLINGFORD AV N
002	107510	0055	6/12/02	\$239,500	1570	0	7	1953	4	9139	N	N	19226 WALLINGFORD AV N
002	222350	0043	2/18/03	\$273,000	1590	0	7	1959	4	8007	N	N	19835 WALLINGFORD AV N
002	107310	0015	1/17/03	\$237,000	1650	0	7	1953	3	8433	N	N	19514 BURKE AV N
002	856330	0065	12/18/03	\$266,000	1660	0	7	1957	3	9800	N	N	18554 BURKE AV N
002	222670	0020	10/29/03	\$230,300	1680	0	7	1955	3	9515	N	N	1621 N 199TH ST
002	280710	0221	7/17/03	\$305,130	1690	0	7	1988	3	8075	N	N	18555 ASHWORTH AV N
002	397170	0900	11/25/02	\$227,000	1720	800	7	1984	3	5400	N	N	19846 5TH AV NE
002	107610	0035	6/5/03	\$265,000	1740	0	7	1953	3	8040	N	N	2143 N 194TH ST
002	222530	0085	9/29/03	\$245,000	1790	0	7	1949	3	10880	N	N	18816 MERIDIAN AV N
002	397170	0757	7/24/02	\$289,500	1820	0	7	1994	3	10712	N	N	625 NE 200TH ST
002	222290	0151	8/26/03	\$243,000	2150	0	7	1962	3	8151	N	N	19217 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	222630	0140	4/15/03	\$279,950	2190	0	7	1954	5	8100	N	N	2345 N 193RD ST
002	222530	0101	7/18/02	\$400,000	2280	1000	7	1926	4	15225	N	N	18534 MERIDIAN AV N
002	280710	0250	8/13/02	\$315,000	2750	0	7	1998	3	8104	N	N	18542 STONE AV N
002	269730	0030	6/18/02	\$250,000	1100	430	8	1963	3	7500	N	N	2316 N 194TH ST
002	397170	0963	3/25/03	\$279,000	1220	480	8	1967	3	9000	N	N	19548 7TH AV NE
002	062604	9137	7/11/03	\$292,500	1220	910	8	1959	3	8110	N	N	18520 BURKE AV N
002	680000	0030	11/6/02	\$247,000	1220	300	8	1975	3	7370	N	N	416 NE 190TH PL
002	269730	0180	6/24/03	\$270,000	1240	450	8	1964	3	7500	N	N	2315 N 194TH ST
002	269730	0140	1/6/03	\$244,000	1240	450	8	1963	3	7500	N	N	2341 N 194TH ST
002	797050	0080	8/26/03	\$327,500	1250	1000	8	1968	3	7700	N	N	19222 DENSMORE AV N
002	141930	0020	4/9/02	\$264,000	1290	640	8	1990	3	7171	N	N	420 NE 189TH CT
002	269730	0100	5/12/03	\$230,000	1290	390	8	1963	3	7500	N	N	2358 N 194TH ST
002	141930	0050	4/16/03	\$300,000	1330	380	8	1990	3	7147	N	N	404 NE 189TH CT
002	397170	0880	2/26/02	\$239,000	1350	830	8	1961	3	7700	N	N	20041 6TH AV NE
002	397170	0952	9/12/03	\$239,950	1400	0	8	1967	3	9100	N	N	19552 7TH AV NE
002	107510	0081	4/10/03	\$379,990	1500	990	8	2003	3	7307	N	N	1813 N 198TH ST
002	269730	0040	7/8/02	\$285,000	1930	0	8	1963	3	7500	N	N	2322 N 194TH ST
002	776100	0030	4/22/03	\$288,800	2020	0	8	1965	3	7650	N	N	2125 N 188TH ST
002	222530	0203	6/11/03	\$305,000	2440	0	8	1986	3	7199	N	N	2327 N 190TH ST
002	222290	0120	7/21/03	\$510,000	2790	3280	8	1963	4	38496	N	N	19245 ASHWORTH AV N
002	223150	0090	3/3/03	\$375,000	1690	830	9	1981	4	9175	Y	N	19625 ASHWORTH AV N
004	937230	0040	11/21/02	\$167,900	780	0	6	1949	3	6856	N	N	16739 WHITMAN AV N
004	937170	0038	9/23/02	\$170,100	880	0	6	1947	3	6636	N	N	16723 WHITMAN AV N
004	072604	9113	3/21/02	\$216,000	1050	370	6	1940	4	13662	N	N	750 N 165TH ST
004	740030	0011	9/19/03	\$201,500	1060	0	6	1950	3	6000	N	N	711 N 178TH ST
004	139730	0005	9/10/02	\$200,500	1060	0	6	1953	3	6850	N	N	16710 DAYTON AV N
004	072604	9127	2/7/03	\$201,000	1060	0	6	1936	3	13860	N	N	16538 LINDEN AV N
004	937170	0177	9/6/02	\$209,950	1210	0	6	1952	4	8187	N	N	16702 FREMONT AV N
004	937170	0140	10/2/02	\$183,500	1250	0	6	1953	3	8188	N	N	16731 N PARK AV
004	740030	0033	9/12/02	\$228,000	1320	0	6	1950	5	9152	N	N	17504 FREMONT AV N
004	662930	0070	12/2/02	\$216,250	960	0	7	1954	4	12272	N	N	602 N 165TH PL

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	432570	0025	3/28/02	\$192,500	1010	0	7	1953	3	8704	N	N	529 N 166TH ST
004	937170	0106	4/3/02	\$205,000	1010	0	7	1971	4	9594	N	N	805 N 170TH ST
004	671310	0047	4/19/02	\$234,950	1050	0	7	1954	4	6634	N	N	18108 DAYTON AV N
004	432570	0020	7/26/02	\$195,000	1050	0	7	1953	3	8576	N	N	523 N 166TH ST
004	671370	0090	1/29/02	\$204,000	1050	0	7	1953	4	8400	N	N	18357 EVANSTON AV N
004	671370	0262	8/1/03	\$245,000	1100	400	7	1958	4	11651	N	N	528 N 181ST ST
004	750820	0070	8/15/03	\$265,000	1180	420	7	1964	4	11803	N	N	525 N 179TH PL
004	750820	0080	9/22/03	\$278,000	1200	500	7	1964	4	7495	N	N	519 N 179TH PL
004	662930	0060	8/19/02	\$204,000	1200	0	7	1954	4	7977	N	N	608 N 165TH PL
004	671370	0245	3/25/03	\$209,000	1210	0	7	1954	4	11516	N	N	18210 DAYTON AV N
004	937170	0064	8/15/03	\$235,000	1210	760	7	1957	4	7993	N	N	16710 LINDEN AV N
004	072604	9239	11/13/03	\$227,950	1230	0	7	1957	3	6019	N	N	16508 N PARK AV N
004	740100	0160	11/12/03	\$234,000	1240	360	7	1968	3	7350	N	N	17610 DAYTON AV N
004	740170	0040	9/26/02	\$205,000	1240	0	7	1952	4	6650	N	N	17233 FREMONT AV N
004	740170	0015	8/9/02	\$199,950	1240	0	7	1952	4	7539	N	N	516 N 172ND ST
004	619070	1363	10/28/02	\$287,000	1250	620	7	1963	4	7440	N	N	546 N 169TH ST
004	329370	0156	10/21/03	\$255,000	1370	0	7	1985	3	7299	N	N	16332 LINDEN AV N
004	740170	0055	7/11/02	\$228,000	1380	0	7	1953	3	8400	N	N	523 N 173RD ST
004	728650	0047	11/8/02	\$209,000	1400	0	7	1969	3	8400	N	N	737 N 184TH ST
004	329370	0474	2/24/03	\$267,500	1420	560	7	1964	4	8550	N	N	516 N GREENWOOD DR
004	728650	0063	9/22/03	\$245,000	1460	0	7	1953	4	6000	N	N	18228 FREMONT AV N
004	619070	0100	12/23/03	\$225,000	1460	0	7	1979	3	7150	N	N	507 N 178TH CT
004	671370	0145	10/2/03	\$257,000	1470	0	7	1953	4	8400	N	N	18334 DAYTON PL N
004	671310	0136	8/25/03	\$236,000	1490	0	7	1953	4	20000	N	N	18227 FREMONT AV N
004	671370	0280	12/12/03	\$235,000	1530	0	7	1955	4	14250	N	N	18025 FREMONT AV N
004	662930	0110	3/24/03	\$210,000	1540	0	7	1954	3	8213	N	N	615 N 165TH PL
004	432570	0090	10/10/02	\$219,000	1580	0	7	1953	4	8316	N	N	542 N 166TH ST
004	937170	0110	8/8/03	\$259,950	1630	0	7	1954	4	8182	N	N	16740 N PARK AV
004	728590	0096	5/20/03	\$275,000	1690	0	7	1926	4	5216	N	N	702 N 184TH ST
004	351990	0005	11/8/02	\$268,950	1730	0	7	1953	5	6939	N	N	17804 FREMONT AV N
004	728770	0042	8/5/02	\$360,000	2380	0	7	2002	3	7588	N	N	746 N 182ND ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	728770	0040	7/22/02	\$349,950	2380	0	7	2002	3	7201	N	N	748 N 182ND ST
004	869080	0050	7/9/03	\$280,000	1110	520	8	1979	3	7435	N	N	16132 EVANSTON AV N
004	671370	0265	11/12/02	\$320,000	1190	440	8	1986	3	17435	N	N	603 N 182ND ST
004	680110	0015	1/10/02	\$239,950	1250	340	8	1947	4	19664	N	N	514 N 185TH PL
004	619070	0212	5/14/02	\$255,000	1260	550	8	1955	3	14700	N	N	17521 FREMONT AV N
004	329380	0050	5/16/03	\$295,000	1340	720	8	1961	4	7125	N	N	669 N 165TH ST
004	619070	0091	5/8/02	\$289,950	1380	960	8	1982	3	7293	N	N	514 N 178TH CT
004	329380	0130	2/12/03	\$311,500	1460	750	8	1961	3	8040	N	N	16328 N PARK AV
004	329380	0170	10/31/02	\$300,000	1500	750	8	1962	4	9894	N	N	16316 FREMONT AV N
004	689530	0110	3/21/03	\$329,000	1510	700	8	1960	5	7440	N	N	530 N 169TH ST
004	869080	0020	11/20/03	\$295,000	1910	0	8	1980	3	9843	N	N	16129 EVANSTON AV N
004	329380	0180	6/17/03	\$260,000	1970	0	8	1961	4	9916	N	N	16321 N PARK AV
004	728770	0045	9/24/02	\$375,000	2230	0	8	2002	3	7209	N	N	734 N 182ND ST
004	072604	9283	2/22/02	\$305,000	2240	0	8	2001	3	5475	N	N	741 N 180TH ST
004	299300	0010	4/23/03	\$364,950	2290	0	8	2003	3	8649	N	N	901 N 163RD PL
006	688590	0190	7/24/03	\$242,950	680	200	6	1928	4	8160	N	N	15533 STONE AV N
006	667190	0140	7/21/03	\$239,950	770	250	6	1951	4	6008	N	N	15305 STONE AV N
006	667190	0080	8/26/02	\$235,900	770	0	6	1948	4	6667	N	N	15332 STONE AV N
006	667190	0010	7/24/03	\$182,950	770	0	6	1948	4	6324	N	N	1311 N 155TH ST
006	667190	0155	6/17/02	\$190,500	770	450	6	1951	4	11492	N	N	15304 INTERLAKE AV N
006	522030	0140	5/9/03	\$212,000	810	0	6	1948	4	7440	N	N	14515 EVANSTON AV N
006	667190	0015	3/18/02	\$172,500	860	0	6	1948	4	6128	N	N	1317 N 155TH ST
006	288170	0556	1/16/03	\$190,000	870	400	6	1947	3	8111	N	N	2356 N 145TH ST
006	132603	9070	8/26/03	\$215,000	930	0	6	1922	3	7200	N	N	15523 GREENWOOD AV N
006	667190	0110	1/23/02	\$191,950	940	0	6	1951	4	6000	N	N	15329 STONE AV N
006	182604	9219	9/19/03	\$224,000	950	0	6	1949	4	7205	N	N	749 N 148TH ST
006	440270	0765	2/7/02	\$209,950	990	0	6	1954	3	7680	N	N	15515 DENSMORE AV N
006	288170	0040	11/25/02	\$189,950	990	0	6	1947	4	9948	N	N	2154 N 160TH ST
006	556210	0040	4/21/03	\$197,500	1030	0	6	1947	4	9360	N	N	15715 MIDVALE AV N
006	288170	0074	4/22/03	\$208,000	1060	100	6	1932	3	8400	N	N	15534 MERIDIAN AV N
006	667190	0195	7/8/03	\$198,500	1060	0	6	1951	4	6242	N	N	15344 INTERLAKE AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	440270	0110	3/18/02	\$200,000	1060	0	6	1984	3	7680	N	N	15738 DENSMORE AV N
006	667190	0295	11/19/02	\$210,000	1100	0	6	1948	4	6564	N	N	15320 ASHWORTH PL N
006	132603	9040	10/30/02	\$210,000	1160	110	6	1949	4	7875	N	N	15733 GREENWOOD AV N
006	039610	0065	9/11/03	\$239,950	1170	0	6	1954	3	6199	N	N	16216 BAGLEY PL N
006	914110	0170	10/9/03	\$172,500	1270	0	6	1942	4	7890	N	N	15228 DAYTON AV N
006	667190	0095	12/19/03	\$238,000	1320	0	6	1948	4	6205	N	N	15345 STONE AV N
006	667190	0170	5/27/03	\$218,000	1580	0	6	1948	5	6030	N	N	15314 INTERLAKE AV N
006	688590	0405	3/18/03	\$236,850	1600	0	6	1941	3	8160	N	N	15533 ASHWORTH AV N
006	182604	9210	6/13/02	\$200,000	1660	0	6	1910	4	7475	N	N	2027 N 154TH PL
006	440270	0670	1/24/03	\$271,000	1810	0	6	1924	3	7980	N	N	15521 WALLINGFORD AV N
006	667190	0220	8/26/02	\$246,500	1840	0	6	1984	4	6666	N	N	15333 ASHWORTH PLN
006	182604	9287	1/22/03	\$237,950	760	450	7	1954	3	8220	Y	N	15280 DENSMORE AV N
006	667250	0060	3/14/02	\$240,000	800	800	7	1955	5	8704	N	N	15228 ASHWORTH AV N
006	429230	0040	11/19/02	\$184,950	810	0	7	1949	5	8611	N	N	2355 N 147TH ST
006	267310	0044	9/26/02	\$215,000	840	0	7	1948	4	7564	N	N	14811 FREMONT AV N
006	440810	0095	11/25/02	\$183,000	850	0	7	1950	3	6120	N	N	109 NE 147TH ST
006	440270	0105	12/19/03	\$277,450	860	700	7	1978	3	7808	N	N	1709 N 160TH ST
006	440270	0100	5/1/03	\$257,950	860	450	7	1978	3	7808	N	N	1703 N 160TH ST
006	255050	0025	3/14/03	\$236,000	860	400	7	1951	4	7200	N	N	2128 N 150TH ST
006	688590	0131	10/1/02	\$203,000	860	0	7	1946	4	8164	N	N	15526 MIDVALE AV N
006	440810	0045	7/27/03	\$216,000	880	300	7	1950	3	6120	N	N	152 NE 147TH ST
006	055810	0215	6/26/03	\$218,000	880	220	7	1954	3	7888	N	N	14525 INTERLAKE AV N
006	440270	0756	5/23/02	\$194,950	880	0	7	1951	3	7808	N	N	1522 N 155TH ST
006	765590	0215	6/14/02	\$218,000	930	0	7	1949	4	11840	N	N	14549 WALLINGFORD AV N
006	556210	0300	6/21/03	\$215,000	950	0	7	1915	4	7920	N	N	1318 N 157TH ST
006	440270	0030	3/15/02	\$212,500	950	190	7	1952	4	7620	N	N	15726 ASHWORTH AV N
006	738150	0005	8/27/02	\$214,200	960	0	7	1954	4	6452	N	N	2156 N 146TH ST
006	688590	0100	9/19/03	\$201,400	1020	100	7	1982	3	8432	N	N	15557 MIDVALE AV N
006	039610	0120	3/21/03	\$228,000	1030	580	7	1957	3	6000	N	N	16208 MERIDIAN AV N
006	777130	0155	9/29/03	\$208,500	1030	0	7	1950	4	8160	N	N	14540 MERIDIAN AV N
006	765590	0158	9/5/02	\$286,000	1070	780	7	1953	5	8325	N	N	14861 WALLINGFORD AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	267310	0009	9/15/03	\$212,000	1080	0	7	1948	4	7564	N	N	14855 FREMONT AV N
006	440810	0100	3/28/03	\$206,000	1090	0	7	1950	3	6426	N	N	103 NE 147TH ST
006	429230	0029	2/27/03	\$246,000	1100	440	7	1949	4	9450	N	N	2335 N 147TH ST
006	440270	0175	11/5/02	\$209,000	1100	0	7	1955	4	7680	N	N	15727 WALLINGFORD AV N
006	329970	0075	10/10/03	\$236,000	1130	0	7	1951	3	6563	N	N	15528 1ST AV NW
006	329670	0125	10/27/03	\$247,500	1130	0	7	1952	4	8104	N	N	15703 PALATINE AV N
006	951110	0095	9/9/02	\$215,000	1170	0	7	1952	3	6480	N	N	15004 DAYTON AV N
006	255050	0056	2/24/03	\$235,000	1170	570	7	1983	3	8940	N	N	14838 MERIDIAN AV N
006	672470	0090	3/6/03	\$255,000	1200	1200	7	1961	3	7462	N	N	2147 N 156TH PL
006	429230	0005	8/15/02	\$208,700	1200	0	7	1949	4	8100	N	N	2303 N 147TH ST
006	132603	9062	4/2/03	\$257,800	1230	590	7	1962	4	8190	N	N	15721 GREENWOOD AV N
006	556210	0215	5/9/02	\$269,000	1230	900	7	1955	4	7796	N	N	15742 STONE AV N
006	914110	0025	12/16/02	\$249,000	1230	890	7	1941	5	9366	N	N	15254 GREENWOOD AV N
006	951110	0038	9/5/03	\$269,000	1240	400	7	1947	3	9454	N	N	320 N 150TH ST
006	440810	0030	4/25/02	\$207,000	1240	0	7	1950	4	6120	N	N	134 NE 147TH ST
006	440270	0305	4/24/03	\$199,990	1260	0	7	1954	4	7874	N	N	15754 BURKE AV N
006	288170	0586	2/26/02	\$240,000	1260	1260	7	1965	4	8100	N	N	2356 N 149TH ST
006	329970	0090	5/22/03	\$200,000	1260	0	7	1951	4	6552	N	N	15510 1ST AV NW
006	440270	0020	2/26/03	\$266,000	1270	0	7	1964	4	7620	N	N	15738 ASHWORTH AV N
006	777130	0110	2/26/02	\$245,000	1290	0	7	1950	4	12237	N	N	2150 N 147TH ST
006	777130	0045	9/4/03	\$222,000	1300	0	7	1953	4	6231	N	N	14809 CORLISS AV N
006	440270	0546	3/5/03	\$225,000	1300	270	7	1952	4	7320	N	N	15506 WALLINGFORD AV N
006	429230	0010	12/15/02	\$243,875	1310	0	7	1949	4	8100	N	N	2309 N 147TH ST
006	182604	9152	11/25/03	\$289,950	1330	0	7	1948	4	17272	N	N	15045 DAYTON AV N
006	182604	9417	2/13/03	\$297,000	1330	770	7	1967	3	7395	N	N	15530 GREENWOOD AV N
006	440270	0025	7/17/03	\$229,000	1340	400	7	1951	4	7620	N	N	15734 ASHWORTH AV N
006	943830	0005	7/12/02	\$210,500	1360	0	7	1951	3	8160	N	N	15802 MERIDIAN AV N
006	765590	0243	4/28/03	\$299,950	1380	800	7	1977	3	9840	N	N	14504 ASHWORTH AV N
006	765590	0240	5/7/03	\$264,950	1380	800	7	1977	3	8400	N	N	14512 ASHWORTH AV N
006	777130	0010	1/10/02	\$205,000	1380	0	7	1949	4	8160	N	N	2106 N 148TH ST
006	288170	0051	5/24/02	\$239,500	1384	0	7	1952	4	9044	N	N	2103 N 160TH ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	440270	0315	7/16/02	\$255,000	1390	0	7	1953	4	7620	N	N	15742 BURKE AV N
006	688590	0365	9/19/03	\$255,000	1420	0	7	1949	3	8160	N	N	15514 INTERLAKE AV N
006	914110	0060	12/4/03	\$335,000	1430	0	7	1944	4	17685	N	N	15208 GREENWOOD AV N
006	132603	9061	5/7/03	\$269,000	1430	0	7	1962	4	9750	N	N	15725 GREENWOOD AV N
006	914110	0100	3/15/02	\$247,500	1430	0	7	1944	4	8401	N	N	15241 DAYTON AV N
006	055810	0109	7/7/03	\$200,000	1430	0	7	1950	3	9000	N	N	1402 N 145TH ST
006	055810	0109	1/11/03	\$183,500	1430	0	7	1950	3	9000	N	N	1402 N 145TH ST
006	275600	0010	10/16/02	\$215,000	1490	0	7	1965	3	6901	N	N	14606 CORLISS AV N
006	329670	0090	8/22/03	\$245,000	1500	0	7	1952	3	8704	N	N	15741 PALATINE AV N
006	684350	0050	5/14/02	\$283,645	1540	500	7	1962	4	9321	N	N	15411 BAGLEY PL N
006	931030	0275	9/4/02	\$278,000	1560	540	7	1947	5	11290	N	N	811 N 153RD PL
006	931030	0305	8/5/03	\$289,950	1570	0	7	1947	4	12243	N	N	15017 LINDEN AV N
006	329670	0088	8/6/03	\$270,000	1600	0	7	1952	4	8220	N	N	15749 PALATINE AV N
006	546920	0070	9/2/03	\$240,000	1640	0	7	1963	3	7704	N	N	2315 N 158TH ST
006	556210	0295	3/21/03	\$248,250	1640	0	7	1972	3	8100	N	N	15715 INTERLAKE AV N
006	440270	0430	8/19/03	\$310,000	1650	0	7	1995	3	11520	N	N	15520 BURKE AV N
006	931030	0130	5/22/03	\$332,000	1720	900	7	2002	3	9500	N	N	15332 LINDEN AV N
006	288170	0585	7/20/03	\$260,000	1730	0	7	1938	4	8876	N	N	14821 1ST AV NE
006	440270	0696	5/2/02	\$269,999	1800	0	7	1953	4	8296	N	N	15555 WALLINGFORD AV N
006	684350	0180	7/7/03	\$268,400	1830	0	7	1962	3	7600	N	N	2135 N 154TH ST
006	329670	0070	10/14/03	\$277,000	1870	0	7	1952	4	9560	N	N	15708 PALATINE AV N
006	329970	0007	8/23/02	\$310,000	1950	0	7	1951	4	7197	N	N	15904 1ST AV NW
006	392820	0020	4/14/03	\$250,000	2160	0	7	1963	3	7245	N	N	15222 MERIDIAN AV N
006	440270	0575	6/12/03	\$329,500	2380	0	7	1953	5	7680	N	N	15527 BURKE AV N
006	522030	0005	10/15/03	\$280,000	2430	0	7	1979	4	7564	N	N	617 N 148TH ST
006	931030	0115	9/26/03	\$266,450	2610	0	7	1950	3	7440	N	N	15422 LINDEN AV N
006	132603	9007	8/18/03	\$280,000	3040	0	7	1982	3	11020	N	N	15531 GREENWOOD AV N
006	765590	0187	4/10/02	\$282,000	1150	570	8	1956	4	14040	N	N	14818 ASHWORTH AV N
006	329670	0005	10/8/02	\$344,000	1180	1160	8	1951	5	7140	N	N	15757 GREENWOOD AV N
006	542230	0090	5/13/02	\$287,000	1200	410	8	1960	4	7700	N	N	14532 ASHWORTH AV N
006	182604	9441	7/23/03	\$279,000	1210	570	8	1971	3	11053	N	N	1203 N 148TH PL

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	182604	9166	7/16/03	\$274,950	1210	470	8	1971	3	10375	N	N	1217 N 148TH PL
006	182604	9198	10/15/03	\$250,000	1210	420	8	1962	3	8126	N	N	1516 N 150TH ST
006	026610	0015	9/23/02	\$225,000	1220	400	8	1951	3	8160	N	N	2317 N 148TH ST
006	573860	0020	2/18/03	\$314,950	1230	1140	8	1962	5	7343	N	N	15515 BAGLEY PL N
006	329670	0006	4/28/03	\$275,000	1230	1230	8	1951	4	9996	N	N	233 N 160TH ST
006	288170	0049	9/24/03	\$287,000	1250	600	8	1958	3	13035	N	N	2104 N 160TH ST
006	021750	0060	2/18/03	\$275,700	1250	500	8	1959	3	7456	N	N	1826 N 148TH ST
006	269710	0040	2/5/03	\$242,000	1260	600	8	1962	3	7200	N	N	2121 N 159TH ST
006	765590	0132	7/18/03	\$259,950	1270	580	8	1962	3	7700	N	N	14822 BURKE AV N
006	288170	0081	7/25/03	\$247,000	1270	650	8	1962	3	9435	N	N	2144 N 155TH ST
006	914110	0006	3/1/03	\$305,000	1290	400	8	1961	4	15280	N	N	15280 GREENWOOD AV N
006	269710	0010	5/22/03	\$265,000	1290	600	8	1962	3	7398	N	N	2103 N 159TH ST
006	269710	0080	4/16/02	\$250,000	1290	600	8	1962	3	7200	N	N	2145 N 159TH ST
006	182604	9253	2/13/02	\$272,000	1300	480	8	1951	4	10965	N	N	15025 WALLINGFORD AV N
006	660180	0050	5/20/02	\$275,000	1330	290	8	1964	4	7244	N	N	14516 DENSMORE AV N
006	288170	0530	6/13/03	\$298,950	1350	1250	8	1961	4	7600	N	N	2128 N 149TH LN
006	573860	0080	3/15/03	\$267,000	1350	1200	8	1963	4	7006	N	N	15514 BAGLEY PL N
006	213880	0010	11/21/03	\$234,950	1370	0	8	1961	3	7799	N	N	1157 N 146TH PL
006	175570	0150	8/19/02	\$277,000	1420	920	8	1965	4	7560	N	N	2310 N 162ND ST
006	765590	0217	3/18/03	\$319,950	1430	1390	8	1962	4	10850	N	N	14529 WALLINGFORD AV N
006	180390	0025	8/28/02	\$246,000	1440	930	8	1962	4	8160	N	N	2326 N 149TH ST
006	914110	0125	12/3/03	\$285,000	1460	0	8	1983	3	9401	N	N	15205 DAYTON AV N
006	021750	0150	5/6/02	\$223,000	1470	0	8	1958	3	8475	N	N	14547 BURKE AV N
006	021750	0155	7/9/02	\$295,000	1560	0	8	1958	5	8475	N	N	1817 N 147TH ST
006	182604	9426	3/1/02	\$310,000	1670	650	8	1968	4	12368	N	N	14849 FREMONT PL N
006	207170	0020	6/24/03	\$249,500	1700	0	8	1965	3	7737	N	N	2312 N 159TH ST
006	132603	9072	8/12/03	\$354,000	1720	700	8	1979	4	7209	N	N	15557 GREENWOOD AV N
006	542230	0070	3/21/02	\$279,000	1840	0	8	1960	3	11411	N	N	1519 N 146TH ST
006	931030	0307	4/14/03	\$339,950	1880	0	8	1998	3	7050	N	N	15021 LINDEN AV N
006	914110	0246	4/25/02	\$300,000	2030	0	8	1998	3	5895	N	N	15207 FREMONT AV N
006	914110	0073	11/7/03	\$344,950	2040	0	8	1998	3	6685	N	N	419 N 155TH ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	288170	0360	6/24/02	\$357,000	2150	0	8	2000	3	9600	N	N	123 NE 146TH CT
006	914110	0042	6/19/03	\$318,000	2170	0	8	1989	3	7205	N	N	15236 GREENWOOD AV N
006	175570	0180	7/8/02	\$235,000	2170	0	8	1965	3	10710	N	N	2334 N 162ND ST
006	522030	0017	2/26/02	\$399,950	2260	0	8	2002	3	7513	N	N	14543 FREMONT AV N
006	182604	9338	6/3/02	\$315,000	2260	0	8	1963	5	8100	N	N	15209 WALLINGFORD AV N
006	931030	0187	4/8/02	\$315,000	2270	0	8	1999	3	9100	N	N	15417 LINDEN AV N
006	182604	9011	5/16/02	\$359,950	2360	0	8	2002	3	6508	N	N	302 N 158TH PL
006	765590	0156	5/28/02	\$310,000	2390	0	8	1998	3	5992	N	N	1525 N 149TH CT
006	182604	9505	11/11/02	\$373,000	2470	0	8	2002	3	6739	N	N	328 N 158TH PL
006	765590	0051	7/11/03	\$345,000	2570	0	8	1961	4	8773	N	N	14524 BURKE AV N
006	182604	9504	7/23/03	\$375,000	2660	0	8	2002	3	6102	N	N	314 N 158TH PL
006	765590	0150	10/16/02	\$417,500	2690	0	8	1995	3	16376	N	N	1510 N 149TH CT
006	765590	0150	12/10/02	\$417,500	2690	0	8	1995	3	16376	N	N	1510 N 149TH CT
006	182604	9362	7/20/03	\$389,000	3200	170	8	1989	3	19585	N	N	15043 DENSMORE AV N
006	765590	0182	5/30/02	\$390,000	2440	640	9	1952	4	8153	N	N	14829 WALLINGFORD AV N
008	613910	0165	5/30/03	\$145,000	620	0	5	1942	3	9450	N	N	18324 2ND AV NE
008	336890	0037	6/10/03	\$220,000	960	0	5	1937	4	7200	N	N	2164 N 179TH ST
008	525330	0255	12/30/03	\$256,000	1440	0	5	1949	4	9600	N	N	16604 WALLINGFORD AV N
008	525330	0255	1/3/03	\$226,000	1440	0	5	1949	4	9600	N	N	16604 WALLINGFORD AV N
008	039010	0005	2/22/02	\$176,000	700	0	6	1951	3	6248	N	N	17618 ASHWORTH AV N
008	041410	0520	9/11/02	\$200,000	770	0	6	1949	5	6283	N	N	1219 N 161ST ST
008	336890	0082	4/22/03	\$194,000	820	0	6	1942	3	6000	N	N	2338 N 178TH ST
008	182604	9164	8/1/02	\$200,000	830	0	6	1940	3	8962	N	N	16441 MERIDIAN AV N
008	727610	0010	7/28/03	\$170,720	830	0	6	1947	3	7677	N	N	18339 ASHWORTH AV N
008	041410	0285	10/2/02	\$181,500	840	0	6	1949	4	6611	N	N	16337 INTERLAKE AV N
008	041410	0240	12/19/03	\$190,500	860	0	6	1949	3	7200	N	N	16041 INTERLAKE AV N
008	613910	0091	6/26/02	\$184,950	880	0	6	1954	4	7770	N	N	18017 2ND AV NE
008	041410	0230	2/19/02	\$207,075	960	0	6	1949	3	6135	N	N	16033 INTERLAKE AV N
008	307350	0047	1/25/02	\$195,000	990	500	6	1955	4	6000	N	N	1611 N 175TH ST
008	525330	0088	9/22/03	\$202,000	1050	0	6	1941	4	7829	N	N	16529 ASHWORTH AV N
008	525330	0325	12/11/03	\$212,000	1060	0	6	1948	3	7582	N	N	16507 MERIDIAN AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	222470	0099	8/29/02	\$179,950	1060	0	6	1953	4	5645	N	N	18422 CORLISS AV N
008	041410	0310	9/18/03	\$226,500	1120	0	6	1949	3	7200	N	N	16148 STONE AV N
008	041410	0430	5/17/02	\$183,600	1130	0	6	1949	3	7050	N	N	16154 MIDVALE AV N
008	307350	0060	1/16/03	\$206,000	1140	0	6	1956	4	10001	N	N	1721 N 175TH ST
008	370590	0055	3/15/02	\$222,000	1160	0	6	1921	4	6000	N	N	18336 ASHWORTH AV N
008	525330	0406	6/28/02	\$219,000	1170	0	6	1981	3	6016	N	N	1650 N 167TH ST
008	041410	0160	11/18/03	\$190,000	1180	0	6	1948	3	7500	N	N	16322 INTERLAKE AV N
008	525330	0015	6/10/03	\$234,900	1200	540	6	1913	4	7220	N	N	16518 STONE AV N
008	041410	0435	10/3/02	\$203,000	1200	0	6	1949	4	7050	N	N	16148 MIDVALE AV N
008	525330	0515	12/11/02	\$207,900	1220	100	6	1942	4	11645	N	N	1854 N 167TH ST
008	525330	0080	10/3/03	\$230,000	1270	0	6	1955	4	7410	N	N	16541 ASHWORTH AV N
008	182604	9157	11/20/02	\$210,000	1460	0	6	1940	3	9240	N	N	16321 MERIDIAN AV N
008	041410	0620	4/24/02	\$210,000	1700	0	6	1949	3	12715	N	N	16179 MIDVALE AV N
008	041410	0180	7/2/02	\$187,000	890	0	7	1949	3	7500	N	N	16066 INTERLAKE AV N
008	740070	0075	8/1/02	\$182,900	910	0	7	1961	3	7140	N	N	17709 1ST AV NE
008	307350	0075	7/25/02	\$245,000	960	830	7	1977	3	8917	N	N	17228 ASHWORTH AV N
008	525330	0166	5/17/02	\$226,000	1020	0	7	1967	3	8476	N	N	1639 N 167TH ST
008	307350	0036	10/22/03	\$205,000	1040	0	7	1955	4	10251	N	N	17514 DENSMORE AV N
008	041510	0090	8/9/03	\$220,000	1050	0	7	1955	3	7461	N	N	16009 DENSMORE AV N
008	525330	0018	6/25/03	\$252,500	1050	500	7	1962	3	8463	N	N	16524 STONE AV N
008	660170	0030	8/8/03	\$245,000	1060	370	7	1961	3	6936	N	N	17740 CORLISS AV N
008	336890	0031	3/12/02	\$240,000	1060	770	7	1964	3	6214	N	N	2221 N 180TH ST
008	041410	0355	9/13/02	\$193,000	1060	0	7	1951	4	8024	N	N	16107 STONE AV N
008	041510	0166	9/4/02	\$283,000	1070	1000	7	1956	4	6354	N	N	1708 N 160TH ST
008	041510	0110	6/3/03	\$224,950	1070	0	7	1956	3	6000	N	N	1717 N 163RD ST
008	525330	0014	7/29/02	\$229,950	1070	700	7	1962	3	7112	N	N	16520 STONE AV N
008	182604	9288	5/13/02	\$235,088	1100	1100	7	1954	3	8100	N	N	16352 ASHWORTH AV N
008	613910	0141	9/3/02	\$226,000	1100	800	7	1961	3	9450	N	N	18052 2ND AV NE
008	566850	0045	8/22/03	\$244,000	1110	0	7	1955	3	7300	N	N	1304 N 169TH ST
008	222470	0113	7/2/02	\$235,000	1110	0	7	1962	4	7200	N	N	18316 CORLISS AV N
008	525330	0147	5/27/03	\$257,000	1110	570	7	1953	3	9937	N	N	16548 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	566630	0030	5/21/02	\$215,000	1110	0	7	1955	3	7000	N	N	1235 N 173RD ST
008	525330	0068	7/21/03	\$220,606	1110	0	7	1920	5	7276	N	N	1343 N 167TH ST
008	566630	0225	7/7/03	\$200,000	1110	0	7	1955	3	7305	N	N	17219 MIDVALE AV N
008	206560	0010	10/20/03	\$267,500	1120	620	7	1959	3	7675	N	N	2109 N 166TH ST
008	041510	0050	6/17/02	\$261,650	1120	300	7	1956	4	6000	N	N	16120 ASHWORTH AV N
008	072604	9308	8/5/03	\$249,000	1130	0	7	1977	3	7093	N	N	16721 STONE CT N
008	072604	9309	3/24/03	\$254,950	1130	510	7	1977	3	7229	N	N	16712 STONE CT N
008	783000	0040	10/2/03	\$285,000	1140	600	7	1962	4	7650	N	N	16733 CORLISS AV N
008	525330	0407	3/3/03	\$247,500	1140	150	7	1956	3	6016	N	N	1654 N 167TH ST
008	336890	0073	7/1/03	\$232,000	1150	0	7	1953	3	7210	N	N	17821 1ST AV NE
008	041410	0040	4/15/03	\$225,000	1150	0	7	1949	3	7500	N	N	16047 ASHWORTH AV N
008	572750	0531	12/10/02	\$228,000	1150	580	7	1958	3	10800	N	N	2125 N 167TH ST
008	572750	0015	4/8/02	\$265,150	1160	1350	7	1983	3	7329	N	N	16717 CORLISS PL N
008	547750	0010	12/1/03	\$249,450	1170	360	7	1959	3	8840	N	N	1811 N 163RD ST
008	370590	0135	10/17/03	\$260,000	1170	1170	7	1960	3	8491	N	N	1855 N 183RD ST
008	740270	0020	7/24/03	\$212,000	1180	0	7	1954	3	7680	N	N	1337 N 176TH ST
008	783010	0060	2/18/03	\$268,000	1190	700	7	1966	3	7650	N	N	16720 CORLISS PL N
008	566630	0175	3/11/03	\$226,200	1200	0	7	1955	3	7000	N	N	1210 N 171ST ST
008	182604	9291	2/10/03	\$223,950	1200	0	7	1954	4	6666	N	N	1850 N 163RD ST
008	072604	9175	12/1/02	\$231,400	1200	360	7	1950	4	9000	N	N	1300 N 167TH ST
008	336890	0094	3/11/03	\$195,000	1210	0	7	1955	4	8850	N	N	2309 N 179TH ST
008	525330	0241	9/15/03	\$289,950	1220	250	7	1965	3	7769	N	N	1823 N 166TH ST
008	572750	0027	6/24/02	\$249,500	1230	800	7	1980	3	7239	N	N	16731 CORLISS PL N
008	208270	0020	9/1/03	\$222,500	1270	0	7	1952	3	11915	N	N	17916 1ST AV NE
008	546870	0176	10/15/02	\$299,900	1270	640	7	2002	3	8655	N	N	2331 N 171ST ST
008	727610	0267	6/9/03	\$243,500	1290	0	7	1962	3	7500	N	N	18041 ASHWORTH AV N
008	222470	0136	4/3/02	\$241,000	1300	0	7	1953	4	8400	N	N	18052 CORLISS AV N
008	740270	0035	8/5/03	\$228,000	1300	0	7	1954	4	7650	N	N	1317 N 176TH ST
008	307350	0077	12/12/02	\$258,000	1300	350	7	1960	4	10800	N	N	17114 ASHWORTH AV N
008	307350	0040	8/12/03	\$238,000	1310	0	7	1950	3	8610	N	N	17521 WALLINGFORD AV N
008	307350	0072	7/26/02	\$220,000	1330	0	7	1918	3	7200	Y	N	17308 ASHWORTH AV N

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	072604	9146	6/10/03	\$295,000	1350	450	7	1965	3	13816	N	N	17301 ASHWORTH AV N
008	956110	0100	11/13/03	\$310,000	1390	0	7	1973	3	8210	N	N	17824 STONE AV N
008	525330	0506	2/20/02	\$239,900	1390	0	7	1974	3	10860	N	N	1846 N 167TH ST
008	072604	9047	6/5/03	\$225,000	1390	0	7	1973	3	10610	N	N	1332 N 167TH ST
008	184450	0025	12/1/03	\$219,000	1410	0	7	1953	3	7693	N	N	18023 SUNNYSIDE AV N
008	182604	9391	7/31/03	\$230,000	1430	0	7	1961	3	7500	N	N	16011 MERIDIAN AV N
008	727610	0303	4/16/02	\$219,921	1460	0	7	1969	3	9054	N	N	1329 N 183RD ST
008	783000	0170	10/30/03	\$265,000	1490	0	7	1962	3	7650	N	N	16712 CORLISS AV N
008	370590	0257	7/17/03	\$250,000	1490	0	7	1919	4	17942	N	N	18052 ASHWORTH AV N
008	111510	0060	8/25/03	\$269,000	1520	0	7	1992	3	8219	N	N	213 NE 180TH ST
008	613910	0086	12/5/02	\$225,000	1540	0	7	1950	4	9800	N	N	18024 1ST AV NE
008	222470	0125	6/17/03	\$245,000	1610	0	7	1955	3	8468	N	N	18315 SUNNYSIDE AV N
008	525330	0245	7/25/03	\$242,500	1620	0	7	1952	3	9901	N	N	16530 WALLINGFORD AV N
008	222470	0131	10/28/03	\$250,000	1640	0	7	1955	4	8469	N	N	18305 SUNNYSIDE AV N
008	613910	0090	10/9/03	\$249,500	1650	0	7	1936	4	11200	N	N	18016 1ST AV NE
008	182604	9386	4/8/02	\$297,500	1670	400	7	1947	3	8800	N	N	16003 MERIDIAN AV N
008	370590	0083	6/12/02	\$259,000	1810	540	7	1954	3	7200	N	N	18316 ASHWORTH AV N
008	566630	0105	1/13/03	\$268,500	1820	0	7	1955	4	7000	N	N	1266 N 172ND ST
008	307350	0061	9/16/02	\$271,000	1850	0	7	1915	5	11700	N	N	17410 ASHWORTH AV N
008	566850	0020	10/17/03	\$275,000	1870	350	7	1955	3	9069	N	N	16911 STONE AV N
008	182604	9469	7/18/02	\$315,000	1880	470	7	1985	3	8555	N	N	16320 BURKE AV N
008	525330	0320	11/27/02	\$259,000	1950	0	7	1962	4	10219	N	N	1844 N 165TH ST
008	525660	0090	9/19/02	\$272,000	2340	0	7	1962	3	6328	N	N	16309 WALLINGFORD AV N
008	525650	0030	5/28/02	\$275,000	1120	520	8	1959	3	10358	N	N	16324 DENSMORE AV N
008	222470	0044	12/12/03	\$275,000	1170	620	8	1959	3	10005	N	N	18314 MERIDIAN AV N
008	525330	0276	4/22/02	\$279,950	1180	720	8	1972	3	7215	N	N	1827 N 167TH ST
008	546750	0140	4/1/02	\$285,000	1190	400	8	1962	3	7200	N	N	1837 N 178TH ST
008	546750	0110	4/15/03	\$235,000	1190	100	8	1962	3	6778	N	N	1854 N 177TH ST
008	546900	0110	7/17/03	\$272,000	1200	600	8	1960	3	9738	N	N	16035 BURKE AV N
008	182604	9334	5/29/02	\$276,500	1210	690	8	1959	3	7200	N	N	16309 DENSMORE AV N
008	546870	0035	5/1/03	\$295,000	1250	850	8	1960	3	12600	N	N	2304 N 172ND ST

Improved Sales Used in this Annual Update Analysis
Area 2
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	546750	0100	8/14/03	\$300,400	1250	830	8	1962	3	7260	N	N	1850 N 177TH ST
008	309560	0060	2/13/03	\$275,000	1300	400	8	1965	3	7214	N	N	18113 DENSMORE AV N
008	278310	0060	10/20/03	\$272,000	1320	500	8	1962	3	8080	N	N	2106 N 176TH ST
008	200000	0020	2/12/02	\$255,000	1340	360	8	1958	3	8509	N	N	17710 DENSMORE AV N
008	072604	9003	7/8/02	\$297,500	1350	900	8	1979	3	10623	N	N	1333 N 180TH ST
008	546870	0085	5/9/03	\$235,000	1370	0	8	1959	3	9600	N	N	2305 N 172ND ST
008	366350	0030	11/20/02	\$281,690	1390	520	8	1961	3	7230	N	N	18033 BURKE AV N
008	370590	0290	6/27/03	\$325,000	1400	1050	8	1989	3	8887	N	N	17821 WALLINGFORD AV N
008	278310	0050	5/5/03	\$229,800	1400	0	8	1961	3	7405	N	N	17612 MERIDIAN AV N
008	546770	0050	4/11/02	\$285,000	1450	490	8	1964	4	10182	N	N	18014 WAYNE AV N
008	525330	0246	12/13/02	\$239,900	1450	0	8	1965	3	8543	N	N	1821 N 166TH ST
008	309560	0070	6/19/02	\$278,000	1510	810	8	1965	4	8610	N	N	18107 DENSMORE AV N
008	608410	0195	11/13/02	\$315,000	1540	1280	8	1978	3	26425	N	N	18330 3RD AV NE
008	546781	0010	12/23/02	\$281,000	1560	650	8	1966	3	7200	N	N	17826 WALLINGFORD AV N
008	370590	0113	1/14/02	\$275,000	1590	0	8	1986	3	12826	N	N	18327 WALLINGFORD AV N
008	041520	0070	6/20/03	\$250,000	1600	0	8	1965	4	6115	N	N	16025 WALLINGFORD AV N
008	182604	9474	5/17/02	\$289,950	1800	0	8	1988	3	7254	N	N	2002 N 164TH PL
008	182604	9497	8/23/03	\$324,000	2170	0	8	1999	3	5002	N	N	16029 MERIDIAN AV N
008	608410	0007	5/21/03	\$338,888	2200	0	8	1999	3	5743	N	N	18354 3RD AV NE
008	370590	0031	6/10/03	\$340,000	2530	0	8	1987	3	7200	N	N	18329 WALLINGFORD AV N
008	546580	0085	5/15/03	\$320,000	2530	950	8	1959	3	8310	N	N	16733 BURKE AV N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012603	9089	5/16/03	\$61,220	PARTIAL INTEREST (103, 102, Etc.)
001	012603	9130	2/26/03	\$108,500	DORRatio
001	012603	9191	3/21/03	\$155,673	DORRatio
001	012603	9222	1/11/02	\$305,000	Diagnostic Outlier
001	012603	9580	7/18/02	\$348,000	NO MARKET EXPOSURE
001	021770	0010	2/7/02	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	021770	0440	7/3/03	\$172,000	Obsol; Active Permit Before Sale>25K
001	222890	0061	2/14/03	\$188,000	Diagnostic Outlier
001	222890	0132	5/16/03	\$358,000	1031 TRADE
001	222890	0230	4/11/02	\$80,000	QUIT CLAIM DEED DORRatio
001	264550	0056	11/26/02	\$156,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	264550	0087	2/3/03	\$193,000	1031 TRADE
001	279750	0055	10/3/03	\$200,000	Diagnostic Outlier
001	289010	0030	4/25/02	\$180,000	NON-REPRESENTATIVE SALE
001	311290	0020	11/17/03	\$80,000	DORRatio
001	500950	0060	6/21/03	\$307,000	Diagnostic Outlier
001	530610	0056	7/29/03	\$249,950	Diagnostic Outlier
001	530610	0057	8/10/03	\$249,950	Diagnostic Outlier
001	530610	0137	11/10/03	\$142,500	DORRatio
001	530610	0190	10/15/03	\$125,000	Obsol
001	572150	0055	1/29/02	\$195,000	Limited Representation
001	620270	0010	6/9/03	\$385,000	Diagnostic Outlier
001	620270	0090	9/21/02	\$309,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	620270	0100	7/17/03	\$567,500	Diagnostic Outlier
001	728390	0010	6/17/02	\$202,800	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	728390	0143	9/16/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	728710	0016	11/20/03	\$175,000	NO MARKET EXPOSURE
001	728710	0085	4/30/03	\$425,000	Diagnostic Outlier
001	728710	0086	7/25/03	\$269,950	Diagnostic Outlier
001	750750	0026	5/3/02	\$189,000	Diagnostic Outlier
001	750750	0090	10/9/03	\$420,000	DORRatio
001	750750	0090	3/6/03	\$310,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
001	799230	0010	11/1/02	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	799230	0045	7/12/02	\$227,000	NO MARKET EXPOSURE
001	925090	0006	12/13/02	\$227,850	FULFILLMENT OF CONTRACT DEED
002	062604	9096	10/23/03	\$331,500	Diagnostic Outlier
002	062604	9114	6/11/03	\$250,000	Diagnostic Outlier
002	062604	9136	8/4/03	\$350,000	Diagnostic Outlier
002	062604	9145	2/25/03	\$25,800	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	107310	0060	7/20/02	\$240,000	SEGREGATION AND/OR MERGER
002	107310	0070	11/8/02	\$309,000	RELOCATION - SALE BY SERVICE;
002	107410	0035	4/30/03	\$39,200	RELATED PARTY, FRIEND, OR NEIGHBOR
002	107510	0081	8/27/02	\$125,000	DORRatio
002	107510	0085	9/24/03	\$73,849	UnFinArea; DORRatio
002	141930	0030	8/19/02	\$136,144	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	153810	0035	7/11/03	\$135,000	PrevImp<=10K
002	164350	0114	9/22/03	\$77,000	DORRatio
002	164350	0170	9/22/03	\$15,400	DORRatio
002	219630	0010	1/29/03	\$195,000	Diagnostic Outlier
002	222290	0153	10/30/03	\$264,000	Diagnostic Outlier

002	222530	0132	2/8/02	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	222630	0100	10/23/03	\$190,000	UnFinArea
002	222630	0150	5/26/03	\$109,000	DORRatio
002	222630	0190	11/21/03	\$230,000	UnFinArea
002	223050	0110	6/24/02	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	223150	0050	1/27/03	\$246,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	223150	0090	3/3/03	\$375,000	RELOCATION - SALE BY SERVICE
002	242690	0060	3/29/02	\$127,700	RELATED PARTY, FRIEND, OR NEIGHBOR
002	324700	0050	8/15/03	\$274,000	PARTIAL INTEREST (103, 102, Etc.)
002	397170	0430	9/11/02	\$93,135	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	446590	0025	11/2/02	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	618770	0043	1/29/02	\$242,000	Diagnostic Outlier
002	618770	0225	11/12/02	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	618770	0415	7/3/02	\$230,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	618770	0495	7/22/03	\$217,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	664800	0045	8/18/02	\$171,000	QUIT CLAIM DEED
002	797050	0030	2/12/02	\$71,156	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	873010	0040	7/3/03	\$175,000	NO MARKET EXPOSURE
002	925090	0192	2/28/03	\$382,000	Limited Representation
002	925090	0193	8/7/03	\$350,300	Limited Representation
002	925090	0194	12/12/03	\$335,000	Limited Representation
002	937330	0190	2/18/03	\$190,000	UnFinArea
004	139730	0060	9/27/03	\$172,217	Diagnostic Outlier
004	299300	0030	9/19/03	\$299,950	Diagnostic Outlier
004	299300	0040	8/27/03	\$292,000	Diagnostic Outlier
004	299300	0050	10/14/03	\$291,500	Diagnostic Outlier
004	299300	0060	2/14/03	\$320,000	Diagnostic Outlier
004	329370	0164	1/14/02	\$79,479	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	329370	0265	10/16/03	\$23,435	DORRatio
004	329370	0481	12/27/02	\$182,500	NON-REPRESENTATIVE SALE
004	329920	0025	7/16/03	\$54,497	PARTIAL INTEREST (103, 102, Etc.)
004	329920	0030	7/7/03	\$62,086	DORRatio
004	329920	0070	12/12/03	\$75,000	DORRatio
004	329920	0080	5/28/03	\$120,000	DORRatio
004	351990	0070	4/11/02	\$230,000	UnFinArea
004	351990	0100	10/7/03	\$204,000	Diagnostic Outlier
004	619070	0220	4/2/02	\$58,482	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	619070	1260	11/17/03	\$150,000	NO MARKET EXPOSURE
004	680110	0045	2/28/03	\$118,477	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	689530	0010	11/7/03	\$19,000	DORRatio
004	728590	0090	9/23/03	\$136,000	Diagnostic Outlier
004	728650	0037	9/26/02	\$150,000	NON-REPRESENTATIVE SALE
004	740030	0045	5/14/03	\$711,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	937170	0065	7/3/02	\$170,000	Diagnostic Outlier
006	055810	0085	12/30/03	\$350,000	Diagnostic Outlier
006	055810	0150	10/8/02	\$170,000	Diagnostic Outlier
006	055810	0165	6/17/02	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	132603	9034	9/1/03	\$365,000	Diagnostic Outlier
006	182604	9226	2/11/02	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	182604	9237	3/13/03	\$197,000	Diagnostic Outlier
006	182604	9317	1/30/03	\$47,455	PARTIAL INTEREST (103, 102, Etc.)
006	182604	9329	9/23/03	\$250,000	Diagnostic Outlier

006	182604	9504	4/8/02	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	213880	0010	1/20/03	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	255050	0025	2/8/03	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	269710	0010	1/7/03	\$74,210	PARTIAL INTEREST (103, 102, Etc.) DORRatio
006	269710	0070	5/7/03	\$270,000	EXEMPT FROM EXCISE TAX
006	282710	0110	7/19/02	\$122,000	Diagnostic Outlier
006	288170	0071	10/8/03	\$289,000	Diagnostic Outlier
006	288170	0120	1/17/03	\$27,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	288170	0360	7/23/02	\$357,000	RELOCATION - SALE BY SERVICE;
006	288170	0368	1/10/02	\$140,000	NON-REPRESENTATIVE SALE
006	288170	0531	2/11/03	\$75,105	RELATED PARTY, FRIEND, OR NEIGHBOR
006	364550	0070	10/10/03	\$2,290	DORRatio
006	364550	0070	2/28/02	\$2,290	PARTIAL INTEREST (103, 102, Etc.)
006	440270	0295	2/11/03	\$89,100	EXEMPT FROM EXCISE TAX DORRatio
006	440270	0420	4/22/02	\$235,000	Obsol
006	440270	0540	7/26/02	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	440270	0740	4/1/03	\$50,608	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	522030	0050	4/2/02	\$227,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	546920	0020	10/9/02	\$85,051	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	556210	0045	2/3/03	\$150,000	Diagnostic Outlier
006	556210	0165	3/20/02	\$27,928	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	556210	0311	8/1/03	\$160,000	Limited Representation
006	556210	0375	2/5/02	\$150,000	NON-REPRESENTATIVE SALE
006	688590	0090	4/30/02	\$170,000	NO MARKET EXPOSURE
006	765590	0034	3/12/03	\$102,867	DORRatio
006	765590	0034	3/12/03	\$103,650	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	777130	0175	8/20/03	\$10,000	QUIT CLAIM DEED DORRatio
006	943840	0050	5/21/03	\$155,000	NO MARKET EXPOSURE
006	951110	0036	7/30/02	\$227,000	Diagnostic Outlier
006	951110	0036	3/11/03	\$430,000	Property assessed is different than property sold
008	029363	0010	2/1/02	\$283,000	Diagnostic Outlier
008	029363	0060	12/1/03	\$257,000	Diagnostic Outlier
008	041410	0545	1/25/02	\$49,566	RELATED PARTY, FRIEND, OR NEIGHBOR
008	041510	0141	4/12/02	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	222470	0121	5/24/02	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	222470	0124	4/4/02	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	307350	0120	2/3/03	\$200,000	Prevlmp<=10K
008	326130	0010	4/5/02	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	336890	0083	4/15/02	\$259,950	Diagnostic Outlier
008	336890	0089	7/17/02	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	336890	0102	7/2/02	\$255,000	NO MARKET EXPOSURE
008	370590	0022	7/12/02	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	370590	0121	7/17/03	\$121,311	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
008	370590	0123	9/19/02	\$155,000	%Compl DORRatio
008	370590	0137	6/12/03	\$103,416	RELATED PARTY, FRIEND, OR NEIGHBOR
008	370590	0201	2/4/03	\$180,000	SEGREGATION AND/OR MERGER
008	370590	0216	7/17/03	\$240,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	525330	0097	3/18/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	525330	0318	5/3/02	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	525650	0005	5/15/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	546760	0120	6/25/03	\$285,000	UnFinArea
008	546870	0005	8/7/03	\$87,570	RELATED PARTY, FRIEND, OR NEIGHBOR

008	546870	0105	2/20/02	\$235,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	546870	0155	9/13/02	\$170,000	Diagnostic Outlier
008	566630	0050	4/3/03	\$60,856	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
008	566630	0090	8/15/03	\$70,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
008	566630	0180	1/17/02	\$46,023	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	608410	0005	10/24/02	\$144,881	QUIT CLAIM DEED DORRatio
008	608410	0170	4/8/03	\$45,239	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	613910	0151	8/12/03	\$57,584	DORRatio
008	727610	0047	4/16/02	\$179,000	NON-REPRESENTATIVE SALE
008	727610	0251	12/17/02	\$100,000	NO MARKET EXPOSURE UnFinArea DORRatio
008	727610	0256	4/3/03	\$150,000	Prevlmp<=10K
008	783000	0120	12/15/02	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE